



**GRASSROOTS**  
REALTY GROUP

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**905, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2203359**



**\$392,998**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Recessed Lighting, Storage		

**Inclusions:** n/a

Welcome to your new home! Step into this exquisite 2-storey property in Kings Heights ready to impress with its modern charm and thoughtful upgrades, offering 2 spacious bedrooms and 3.5 bathrooms. The main floor welcomes you with sleek vinyl plank flooring, a contemporary electric fireplace with a stylish tile surround, designer accent walls, LED lighting, and a well-appointed kitchen complete with stainless steel appliances and a convenient pantry. Upstairs, each bedroom is thoughtfully designed with custom wardrobe closets, while the primary suite offers custom built-ins for an entertainment center, designer flooring, LED lighting, and pot lights. The bathrooms are equally impressive, with vessel sinks, elegant tile throughout, and a luxurious rain shower. The fully finished basement provides a cozy rec room, custom built-in office space, and a 3-piece bathroom—perfect for an Extra bedroom, living area, or home office. Outside, enjoy a fully fenced backyard featuring a deck and planter boxes, ideal for both relaxation and gardening. With its proximity to parks, schools, and shopping, this home truly offers the perfect combination of comfort and convenience. Welcome home! Don't miss out; schedule your showing today and make this beauty yours!