



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1004, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2314971



\$324,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Guest, Outside, Paved, Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: None

Discover this beautifully maintained townhome nestled in the vibrant community of Kings Heights! The moment you cross the threshold, an open-concept layout welcomes you with an abundance of natural light and gorgeous luxury vinyl plank flooring that adds immediate warmth to the home. The main floor transitions effortlessly from a bright, sun-drenched living room into a spacious dining area, creating a wonderful environment for daily living. Designed with hospitality in mind, the kitchen features a convenient breakfast bar and seamless access to the backyard, making indoor-outdoor entertaining a breeze. A privately positioned two-piece powder room completes this level, offering a thoughtful touch for guests. Upstairs, the layout provides exceptional privacy and comfort with two spacious primary suites, each boasting its own dedicated ensuite bathroom. The lower level features an unfinished basement that serves as a blank canvas for your imagination. It offers incredible potential to expand your square footage by adding a second family room, extra storage, or even a third bedroom subject to city approval. The exterior features a private, fully fenced backyard situated within a welcoming, pet-friendly complex known for its low condo fees. Parking is effortless with an assigned stall located just outside the front door. Situated in a prime location close to excellent schools, parks, and shopping centers, this property is an ideal match for first-time buyers, investors, or anyone looking to downsize without compromising on quality. Arrange your private viewing today to experience everything this exceptional property has to offer!