

1305, 2445 Kingsland Road SE  
Airdrie, Alberta

MLS # A2276049



**\$320,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Kings Heights   |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,151 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | See Remarks, Side By Side, Stall, Titled                                    |               |                   |
| <b>Lot Size:</b> | 0.03 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Level, No |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                               | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Laminate, Other                               | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | \$ 319       |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | R2-T         |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -            |
| <b>Features:</b>   | No Animal Home, No Smoking Home, See Remarks, Storage |                   |              |
| <b>Inclusions:</b> | none  |                   |              |

Welcome to Zen at Kingsland Heights! This immaculate townhouse boasts dual primary suites on the upper level, each with spacious bedroom areas and their own private en-suites. On the main floor, a comfortable living room is located just off the front entrance, while the kitchen includes a large pantry and the dining area has a large patio door that opens to the fenced back yard. Perfect for your pet (with board approval). The back is also gated offering access to an attractive greenspace just behind it. A convenient half bath is located on the main level. The basement is unspoiled and ready for your design and development ideas and also has like new laundry appliances there. Also, enjoy the two side by side parking spaces right out your front door. 1 titled/1 assigned.