

**12 Kingsland Villas SW
Calgary, Alberta**

MLS # A2115452



\$499,900

Division:	Kingsland		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,471 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Walk-In Closet(s)		

Inclusions: None

A gorgeous home that is well-loved! This vibrant townhome welcomes friends and family! The home has been well maintained and is truly a home that feels like home. Elegant finished renovations - spacious modern kitchen, huge cabinetry with soft close hardware, quartz countertops, multi colored LED Lightings and stainless steel appliances; living room features huge windows and a corner gas fireplace, and is complimented by a single attached garage with a driveway, a fully finished basement with a full bath and a family room that can be converted into a 4th bedroom The rear also comes with its own deck, perfect for enjoying some fresh air. GREAT LOCATION! Very close to a lot of amenities, including C-trains , schools, shops, restaurants, coffee shops. along the Macleod Trail, Rockyview Hospital and more.. Walking distance to Chinook mall and easy access to a lot of the major roads,