

2306, 2445 Kingsland Road  
Airdrie, Alberta

MLS # A2157937



## \$389,999

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Assigned, Front Drive, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Nestled in a sought-after neighborhood, this charming freshly painted Townhouse presents an enticing opportunity for comfortable living in a prime location. **2 Bedrooms:** Enjoy the privacy and comfort of two spacious master bedrooms, offering ample space for relaxation and personalization. **Kitchen:** Step into the heart of the home, where a well-equipped kitchen awaits your culinary adventures. With ample storage and countertop space, meal preparation becomes a joy. **Living Room:** Unwind and entertain in the welcoming living room, where abundant natural light and cozy ambiance create the perfect setting for memorable moments with loved ones. **2 Full Ensuite Bathrooms & 1 Half Bathroom on main floor:** Convenience is key with two full bathrooms and an additional half bathroom, ensuring seamless daily routines for residents and guests alike. Embrace the ease of access to a nearby shopping center, where a variety of retail, dining, and entertainment options await, catering to every need and preference. Save-On Foods, Tim Hortons, Shoppers Drug Mart, Starbucks, Toad, Home Hardware, and much more! **Located McDonalds, Ricky's Grill & No Frills Easy Access to Highway:** Commuters will rejoice at the effortless access to the highway, streamlining travel to work, leisure destinations, and beyond. Less than 10 minutes to Cross Iron Mills, Costco, 15 minutes to Calgary and the Airport With its desirable features and unbeatable location, this Townhouse offers the perfect blend of convenience and comfort. Seize the opportunity to make it your own &ndash; schedule a viewing today!