

3304, 4 Kingsland Close SE
Airdrie, Alberta

MLS # A2168592



\$314,900

Division:	Kings Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	837 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Parking Lot, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Welcome home to this Beautiful & freshly Painted unit with 2 Bed + 2 Bath Top Floor Apartment facing the inner courtyard and comes with 2 parking stalls, located in the highly desirable community of Kings Heights in Airdrie. This open floor plan features 9' high ceilings and an abundance of windows, allowing natural light to flood the entire unit. As you enter, you'll discover a spacious Kitchen equipped with Granite countertops, stainless steel appliances (including a newer Bosch dishwasher and Samsung fridge), and plenty of cabinetry. The large Living room boasts a massive window and provides access to your private Balcony, complete with a gas hookup that overlooks the courtyard. The Dining area offers ample space for a sizeable table. The Master bedroom includes a ceiling fan, his-and-her closets, and a 3 pc Ensuite bath. The second Bedroom is generously sized and features a large closet. Additional highlights include a 4 pc Bath and in-suite Laundry conveniently located in the closet. This unit comes with 1 Titled and 1 Assigned parking space and a storage locker. It's conveniently situated just a short drive from Save-On-Foods, Shoppers Drug Mart, and a variety of restaurants and services. Plus, you'll enjoy easy access to Highway 2 for commuting to Calgary. Don't miss the chance to make this exceptional property your new home!