

**1701, 2445 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2213529**



**\$400,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,245 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Paved, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** 2x Bidet Toilet Attachments, Kitchen Island

Welcome to this meticulously maintained home located in arguably the best location in the complex! With its cozy Craftsman/Tudor-inspired curb appeal and a covered storybook front porch, this home offers warmth, character, and unbeatable value. Situated on a sunny CORNER lot and fronting onto a street (not into the complex), this END UNIT property is part of a PET-FRIENDLY complex with affordable condo fees and TWO PARKING STALLS. Step inside to a bright and welcoming layout filled with natural sunlight. The home has been FRESHLY PAINTED in the beautiful warm-neutral tone of 'Shiitake Mushroom' by Sherwin Williams (bathrooms done in 'Drizzle' by SW), complementing the NEW STAINLESS APPLIANCES (2023), NEW FIXTURES (2023), and NEW CARPET (2023) on the upper stairs, upper level & bsmt bedroom. The kitchen is designed for both form and function, offering ample cabinetry, counter space, a large pantry, and a movable island (included). A quaint dining nook flows seamlessly to your private, fenced backyard, nestled under mature trees and surrounded by gardens and grass. Completing the main floor is a large, square-shaped living room that allows for versatile furniture and décor placement. With east and south facing windows, the space is bathed in beautiful natural light throughout the day. A cute 2-piece bathroom is tucked thoughtfully away, along with a handy hall closet to keep things tidy. Upstairs, discover TWO OVERSIZED BEDROOMS, each with its own 4-piece ensuite, ideal for families, guests, or roommates. One bedroom features a turret-style nook, adding an extra dash of charm, while the other has 2 closets! The FULLY FINISHED BASEMENT provides even more versatile living space, including a third bedroom/den, a spacious rec room, and abundant storage. This beautifully maintained

home is full of THOUGHTFUL TOUCHES and TIMELESS DESIGN. Located just minutes from QEII and close to schools, shopping, recreation & YYC airport - this one-of-a-kind gem screams 'convenience!'. You'll LOVE living here!