

**905, 2445 Kingsland Road SE
Airdrie, Alberta**

MLS # A2203359



\$392,998

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Recessed Lighting, Storage		

Inclusions: n/a

Welcome to your new home! Step into this exquisite 2-storey property in Kings Heights ready to impress with its modern charm and thoughtful upgrades, offering 2 spacious bedrooms and 3.5 bathrooms. The main floor welcomes you with sleek vinyl plank flooring, a contemporary electric fireplace with a stylish tile surround, designer accent walls, LED lighting, and a well-appointed kitchen complete with stainless steel appliances and a convenient pantry. Upstairs, each bedroom is thoughtfully designed with custom wardrobe closets, while the primary suite offers custom built-ins for an entertainment center, designer flooring, LED lighting, and pot lights. The bathrooms are equally impressive, with vessel sinks, elegant tile throughout, and a luxurious rain shower. The fully finished basement provides a cozy rec room, custom built-in office space, and a 3-piece bathroom—perfect for an Extra bedroom, living area, or home office. Outside, enjoy a fully fenced backyard featuring a deck and planter boxes, ideal for both relaxation and gardening. With its proximity to parks, schools, and shopping, this home truly offers the perfect combination of comfort and convenience. Welcome home! Don't miss out; schedule your showing today and make this beauty yours!