

# \$409,888 - 709, 2445 Kingsland Road Se, Airdrie

MLS® #A2116560

**\$409,888**

4 Bedroom, 4.00 Bathroom, 1,260 sqft

Residential on 0.04 Acres

Kings Heights, Airdrie, Alberta

Welcome to this stunning END unit townhome located in the highly desirable community of Kings Heights. This beautiful home offers over 1,600 square feet of thoughtfully utilized living space, featuring 4 bedrooms, 3.5 bathrooms, and 2 assigned parking stalls. The main floor showcases an open living area with abundant windows allowing natural light to flood the space. With LVP flooring throughout, the main floor highlights a well-appointed kitchen equipped with stainless steel appliances, a breakfast bar, and a convenient 2-piece bathroom. Ascending to the upper level, you'll discover the generously sized primary bedroom featuring a 4-piece ensuite. Additionally, upstairs you have 2 more bedrooms and an additional 4-piece shared bathroom. The fully developed basement offers another bedroom along with another 4-piece bathroom, a nice-sized recreation room, and laundry facilities located in the utility room. Also included in this home is your very own south-facing private backyard to enjoy. Ample visitor parking is available throughout the complex, including spaces conveniently situated near the unit. This beautiful home is the perfect opportunity for investors or first-time homebuyers, complimented by its convenient location with easy access to Deerfoot & Stoney Trails, Cross Iron Mills, YYC Airport, shopping, restaurants, medical clinics, schools, parks, playgrounds, pathways, public transportation, and much more. Don't miss this opportunity to make this



home yours. Call today to book your private showing!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2116560      |
| Price          | \$409,888     |
| Sold Price     | \$420,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,260         |
| Acres          | 0.04          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 709, 2445 Kingsland Road Se |
| Subdivision | Kings Heights               |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4A 0B5                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Other                       |
| Parking Spaces | 2                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,                                                                               |

|                 |                         |
|-----------------|-------------------------|
|                 | Window Coverings        |
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room        |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Corner Lot, Landscaped          |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2024 |
| Date Sold      | March 29th, 2024 |
| Days on Market | 7                |
| Zoning         | R2-T             |
| HOA Fees       | 84.00            |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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