

\$369,500 - 3112, 4 Kingsland Close Se, Airdrie

MLS® #A2168170

\$369,500

2 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

Downsize without the downside at Courtyards of Kingâ€™s Heights! Meticulously maintained, this beautiful 2 bedroom, 2 bath PLUS den, 936 sqft CORNER unit condominium offers a well-appointed living space that you are sure to enjoy while at home, with the convenience of a lock-and-go lifestyle for those snowbirding months away. The kitchen is a chefâ€™s delight, featuring UNDER CABINET LIGHTING, SOLID WOOD raised panel cabinet doors, 1 1/2â€• GRANITE COUNTERTOPS with an undermount sink, upgraded backsplash, ceramic tile flooring, STAINLESS STEEL appliances, and even a custom flour drawer. Have coffee at the breakfast bar, lunch with friends and family in the dining area, or enjoy an evening on the LARGE PRIVATE PATIO, complete with attractive ACACIA WOOD floor tiles, natural gas barbecue hook up, and enough space for sectional-style seating. Afterwards, retire to the living room with its beautifully CUSTOMIZED SHELVING and LIGHTING, or walk off the patio directly onto the EXPANSIVE GREEN SPACE, fully landscaped with a variety of trees, rose bushes, hedges and flowers, as well as a gazebo, pathways and lawns - the perfect place to play catch with the grandchildren before viewing your memories back inside on the discreetly installed SAMSUNG FRAME TV/APPLE TV combination. When itâ€™s time to clean up, the IN-SUITE LAUNDRY offers the foremost of convenience with upgraded



stainless steel LG appliances and an adjacent DEDICATED CLEANING CABINET keeps all your supplies out of sight. If hosting overnight guests, a LARGE GUEST ROOM complete with an ENSUITE BATHROOM, ABUNDANCE OF STORAGE solutions and AUXILIARY LIGHTING, provide a beautiful retreat that is sure to impress. Use the SEPARATE DEN as an office or hobby room, and tuck away the tools of life discreetly, yet accessibly. The primary suite offers even more WARDROBES and STORAGE OPTIONS, along with TWIN CLOSETS, and its own set of AUXILIARY LIGHTING to help you wind down from the day as you enjoy the view of the courtyard lighting up at dusk. To top it off, 9'™ CEILINGS and large windows add a sense of openness to the space, a dedicated STORAGE LOCKER downstairs provides a location for those seasonal decorations to keep your living space clutter free, and 2 parking stalls (1 titled and 1 assigned) allow on-site parking options for you and your guests alike. With the amenities in the King's Heights Market just steps away and the King's Heights ponds, park and playgrounds a short walk away, this is a lifestyle opportunity not to be missed. Call your REALTOR® today to schedule your private tour, and start living the dream of tomorrow at the Courtyards of King's Heights.

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2168170 |
| Price | \$369,500 |
| Sold Price | \$358,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 937 |
| Acres | 0.02 |

| | |
|------------|-------------|
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Sold |

Community Information

| | |
|-------------|----------------------------|
| Address | 3112, 4 Kingsland Close Se |
| Subdivision | Kings Heights |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 0J3 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Storage, Trash, Visitor Parking, Gazebo |
| Parking Spaces | 2 |
| Parking | Assigned, Off Street, Stall, Titled |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Stone, Vinyl Siding |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 27th, 2024 |
| Date Sold | October 29th, 2024 |
| Days on Market | 32 |
| Zoning | R4 |
| HOA Fees | 80.00 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Royal LePage Benchmark

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