



## 4 Kingsland Close Airdrie Alberta

\$369,500

Downsize without the downside at Courtyards of King'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 chef's delight, featuring UNDER CABINET LIGHTING, SOLID WOOD raised panel cabinet doors, 1 1/4 " 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 SHELIVING 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 it'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 ...

Kitchen 11.08 Ft x 9.17 Ft  
 3pc Bathroom 7.50 Ft x 4.83 Ft  
 Primary Bedroom 11.83 Ft x 15.50 Ft  
 Bedroom 11.50 Ft x 9.33 Ft  
 4pc Bathroom 5.00 Ft x 9.33 Ft

Foyer 6.33 Ft x 8.58 Ft  
 Dining room 10.33 Ft x 16.33 Ft  
 Living room 9.67 Ft x 16.33 Ft  
 Den 8.08 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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