

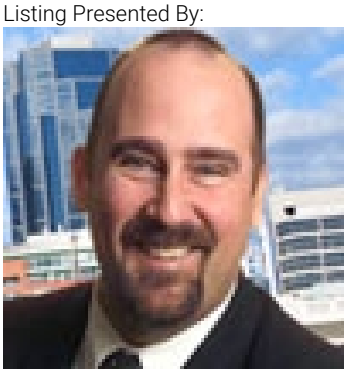
2445 Kingsland Road Airdrie Alberta

$374,000

PRIVATE WEST-FACING BACKYARD | 2 PARKING STALLS | FULLY DEVELOPED BASEMENT | UPDATED & MOVE-IN READY. From the private backyard to the finished lower level, this home is designed to make everyday living easy.Set within a well-maintained complex with mature trees and landscaping, this home offers a great combination of privacy, functionality and extra living space. Inside, thoughtful updates throughout, including updated flooring, give the home a fresh, move-in-ready feel. The main level offers an open and functional layout connecting the living, dining and kitchen areas, plus a convenient powder room, while upstairs you'll find two generously sized bedrooms and a full bathroom.The fully developed basement is a major bonus, adding a large third bedroom, rec room and additional bathroom -- ideal for overnight guests, visiting family, a home office or simply another space to relax, and a great setup for friends and family visiting Banff and the mountains.Outside, the west-facing backyard is surrounded by mature trees, creating a private and relaxing place to spend summer evenings. Those same trees provide plenty of shade and help keep the home surprisingly cool through the warmer months. You also get not one, but two parking stalls!The location is another major highlight. Walk to local restaurants, pizza, a neighbourhood pub, yoga studio, parks and everyday amenities, while the addition of the 40th Avenue access has made Kings Heights one of the easiest areas of Airdrie to get in and out of. For those working in Calgary, Airdrie continues to be an incredibly convenient option -- around 15 minutes to YYC International Airport and under 30 minutes to downtown Calgary. Additionally, quick access to Highway 2 as well as Stoney Trail means Calgary's ring road is close by, making it easier than ever to get around the city without having to drive through it.Updated, function...

Living room 14.92 Ft x 9.92 Ft
Laundry room 11.50 Ft x 7.33 Ft
4pc Bathroom 10.42 Ft x 6.17 Ft
Kitchen 13.50 Ft x 7.58 Ft
Dining room 10.75 Ft x 6.58 Ft
Living room 17.25 Ft x 14.17 Ft
2pc Bathroom 7.25 Ft x 3.00 Ft
Primary Bedroom 14.17 Ft x 14.17 Ft
Bedroom 14.50 Ft x 11.67 Ft
Bedroom 11.75 Ft x 11.33 Ft
4pc Bathroom 8.75 Ft x 4.92 Ft

Listing Presented By:



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