

1328 Kingsland Road SE  
Airdrie, Alberta

MLS # A2199199



**\$610,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Kitchen Island, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Discover your dream home in the sought-after Kings Heights neighborhood! This charming two-story residence features 4 spacious bedrooms and 3.5 bathrooms, perfect for family living. The open-concept main floor includes a bright living room that flows into a gourmet kitchen, ideal for entertaining. Step outside to your expansive west-facing backyard, showcasing a large deck for summer gatherings. Upstairs, you'll find generously sized bedrooms, including a luxurious master suite with an ensuite bathroom, ensuring privacy and comfort. The fully finished basement offers a large recreation room, home office, three-piece bathroom, and bedroom. This home provides an incredible lifestyle in Kings Heights and is conveniently located near top-rated schools, shopping, and parks. Don't miss your chance to make it yours! A Schedule A must accompany all offers to purchase.