# \$369,900 - 1308, 2445 Kingsland Road Se, Airdrie

MLS® #A2269053

## \$369,900

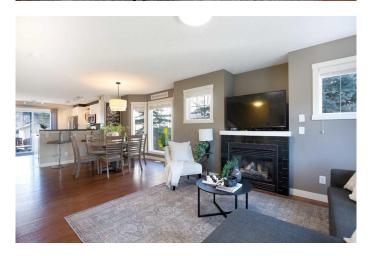
3 Bedroom, 4.00 Bathroom, 1,279 sqft Residential on 0.05 Acres

Kings Heights, Airdrie, Alberta

Prepare to be captivated by this extraordinary End Unit townhome within the Zen complex, in the highly sought-after Kings Heights community! With a highly functional layout offering sophisticated style, this home spans over 1,900 total square feet across three meticulously finished levels, perfectly designed for modern living. Stepping inside, the main floor immediately welcomes you into a bright, open-concept sanctuary. This thoughtfully designed layout is bathed in natural light, anchored by beautiful warm laminate flooring and finished in soothing, designer-selected neutral tones. The living area is instantly inviting, featuring a cozy gas fireplace before flowing effortlessly into the generous dining spaceâ€"an ideal setting for both entertaining and daily enjoyment. Adjacent to this is the gourmet kitchen, a chef's delight showcasing luxurious granite countertops with an elegant tile backsplash, an island with extra storage, convenient breakfast bar, plus a large pantry. Completing this level is a chic two-piece guest powder room. Ascending to the upper floor, you discover the ultimate in privacy: the highly sought-after dual primary suite configuration. Both oversized bedrooms serve as tranquil retreats, each thoughtfully paired with its own private, full ensuite bathroom. The fully developed lower level offers yet more versatile space, finished with plush carpeting. This basement oasis includes a sizeable recreation room, a third sizable bedroom, and a four-piece bathroom. Outside, enjoy the







priceless benefit of a private, fenced, west-facing backyardâ€"a sun-drenched haven that's perfect for pets and outdoor relaxation. Adding to the convenience, this premium property includes an incredible three dedicated titled parking stalls (two reserved stalls right out front and one nearby stall! Location truly sets this home apart, as you are just minutes from King's Market shopping center, the retail haven Cross Iron Mills, top-rated schools, and enjoy lightning-fast access to Deerfoot Trail. This isn't just a home; it's a lifestyle upgrade. Don't miss the chance to own this premium propertyâ€"schedule your exclusive viewing today!

Built in 2007

#### **Essential Information**

MLS® # A2269053 Price \$369,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,279
Acres 0.05
Year Built 2007

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 1308, 2445 Kingsland Road Se

Subdivision Kings Heights

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0B8

## **Amenities**

Amenities Visitor Parking

Parking Spaces 3

Parking Stall, Titled

## Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 6th, 2025

Days on Market 1

Zoning R2-T

HOA Fees 84

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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