



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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8 Kingsland Villas SW
Calgary, Alberta

MLS # A2249732



\$464,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home		
Inclusions:	N/A		

Welcome to this lovely townhome in Kingsland located close to Chinook Mall, additional shopping, many restaurants and public transportation. This 3 bedroom & 2.5 bath home is an end unit and centrally located in the complex, which has nice landscaping and mature trees. The entry level has access to the garage and lower floor, a few steps up to level two you will find the open kitchen and dining room with high ceilings and a wall of windows flooding the area with natural light - off the dining are patio sliders leading to the east facing semi-private balcony with glass rails, over looking the tree lined green space, a great area to relax, enjoy the morning sunshine or dine. Kitchen has ample counter and cupboard space, subway tile back splash and SS appliances. Up to the bright main living room, over looking the dining/kitchen, anchored by a tile surround corner fireplace and two piece powder room. The upper level you will find the large primary bedroom with a 4 piece ensuite, the additional 2 bedrooms, linen closet and full 4 piece bath. The lower level has the full laundry, tons of storage space and can easily be converted to additional living space. Single attached garage has room for storage and driveway can accommodate an additional vehicle. This complex is very quiet, very well managed and in great shape financially for worry free living.