

313 Kings Heights Drive SE

Airdrie, Alberta

MLS # A2220992



\$699,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		
Heating:	Forced Air		Water: -
Floors:	Carpet, Vinyl		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Concrete, Stone, Vinyl Siding		Zoning: R1-U
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, Chandelier, High Ceilings, Recessed Lighting, Storage, Tray Ceiling(s)		
Inclusions:	N/A		

Welcome to your dream home in the highly sought-after, family-friendly community of Kings Heights! This immaculate, fully finished home is packed with upgrades and thoughtful features that make it stand out Step into the main floor, where a floating white stone gas fireplace becomes the heart of the home, paired with ceiling speakers to set the perfect mood. Enjoy stylish upgraded flooring, a chef-inspired kitchen with under-cabinet lighting, modern S/S appliances, and an eye-catching designer backsplash&mdash;perfect for entertaining or cozy nights in. Stepping Upstairs, you&rsquo;ll be wowed by 10 ft ceilings and massive windows that flood the space with sunrise light. The primary suite is your personal retreat, featuring stunning sunset views, a luxurious soaker tub, walk-in shower, and a custom walk-in closet. All bedrooms have faux wood blinds, while the rest of the home features sleek white roller blinds. The fully developed basement is an open-concept haven with a full bathroom and a versatile back room for storage or hobbies. Bonus features include A/C, central vac rough-in, a finished garage &mdash;plus concrete added on the right side of the home in 2024! Step outside to your private backyard oasis&mdash;a three-tier patio perfect for morning yoga, evening wine, entertaining, or even a future hot tub. Kids will love the built-in sandbox and swing set&mdash;right in your own yard! Located across from pathways, ponds, and playgrounds, and just a short walk to schools, shopping, daycare, restaurants, coffee shops, and more. Quick and easy access to Highway 2 makes commuting a breeze. Book your showing today and fall in love!