

**1248 Kings Heights Road SE**  
**Airdrie, Alberta**

**MLS # A2306565**



**\$564,999**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** None

This beautiful home in Kings Heights offers exceptional value with its impressive design, thoughtful layout, and stylish décor. The functional main floor features extensive hardwood flooring, a handsome gas fireplace, and a convenient half bath. The inviting island kitchen is a standout, complete with richly stained cabinetry, quartz countertops, and stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, the spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and quartz countertops. Two additional well-sized bedrooms, a full 4-piece bath, and a convenient laundry room complete the upper level. The basement is ready for your future vision, offering a high-efficiency furnace, rough-in plumbing, and two large windows for potential development. Additional features include ceramic tile flooring in all entrances and bathrooms, a charming front veranda, and a detached double garage, adding both convenience and long-term value. Located in a highly desirable, family-friendly community, Kings Heights is known for its beautiful parks, scenic pathways, and nearby schools such as R.J. Hawkey Elementary School. Enjoy the convenience of being just minutes from shopping and amenities at Kingsview Market, with easy access to major routes for commuting.