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GRASSROOTS REALTY GROUP

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1155 Kings heights Way SE Airdrie, Alberta

MLS # A2356592

$600,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage I		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Cork, Laminate, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cedar, Stone, Vinyl Siding	**Zoning:**	R1-U
Foundation:	Poured Concrete, Slab	**Utilities:**	-

Features: Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Garage plastic shelving

CHECK OUT MY VIDEO ATTACHED TO THIS LISTING!! YOUR SEARCH IS OVER! THIS IS IT! LISTING PRICE OF $600,000. This home has: MODERN LUXURY AND FAMILY CONVENIENCE >> Located in the wonderful, family-friendly neighbourhood of King's Heights just minutes from schools and shopping, this stylish home offers a total of 2,632 finished sq. ft. Easy access to Calgary and the QE2 highway, minutes from Cross Iron Mall, Costco, and 15 minutes from the Airport.>> FUNCTIONAL LAYOUT DESIGN: Open-concept layout features a clever walk-through pantry that connects to the kitchen for grocery unloading. >> BRIGHT MODERN STYLE: A clean neutral palette harmonizes with tasteful design to create a stylish, light-filled home. >> FULLY DEVELOPED BASEMENT: Expansive lower level adds valuable extra living space, complete with a brand-new high-efficiency furnace installed in 2025. >> SEAMLESS INDOOR-OUTDOOR FLOW: Access the large, sunny deck directly from the kitchen and main living area for family entertaining. >> SUNNY PRIVATE BACKYARD: Fully fenced yard with beautiful trees and coveted southern exposure. >> MODERN STUDIO SHED: Standalone space equipped with 20-amp power, perfect for a creative studio or hobby workshop. Shed has a rear covered deck for winter storage >> FUTURE HOT TUB READY: Fully prepared backyard setup equipped with 220-amp power, ready for your dream spa. >> SMART LAUNDRY CHUTE: Thoughtful top-floor laundry chute drops clothes directly into the basement laundry area cupboard to simplify your daily routine. >> Schedule your showing today to appreciate the quality McKee Home craftsmanship and see how this beautiful property checks every box on your list! New K-9 School within block. Directions: 1155 Kings Heights Way SE, Airdrie, Alberta.

IMPORTANT: **LISTING AGENT WILL BE REVIEWING OFFERS ON SUNDAY NOVEMBER 8th AT 6PM. ** PRIVATE SHOWINGS AVAILABLE!

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