



**GRASSROOTS**  
REALTY GROUP

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**140, 2802 Kings Heights Gate SE  
Airdrie, Alberta**

**MLS # A2213802**



**\$449,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Mount, Wardrobes in the Basement, and Garage Shelving

Please join us for an Open House - Saturday May 10, 2-4pm. Urban style meets everyday comfort in this beautifully renovated 3-bedroom, 3.5-bathroom end unit townhouse, complete with a single attached garage, fully finished walkout basement, and a south-facing fenced yard. Several renovations since 2022 including: professionally finished basement, plus fully updated kitchen, powder room, and front foyer. New light fixtures throughout, electric fireplace added, upper level was just freshly painted, and new microwave hood fan. Step inside to discover a bright, modern layout filled with stylish finishes including wide plank vinyl flooring, trendy lighting, and a fresh, contemporary colour palette. The sleek kitchen is a showstopper featuring quartz countertops, stainless steel appliances, funky backsplash, and plenty of storage. The open concept main floor flows effortlessly from the kitchen into the living area with electric fireplace, and dining area with access out to the sunny south-facing balcony equipped with a gas line for your BBQ. Upstairs, the primary suite is your private retreat with a walk-in closet and ensuite. Two additional bedrooms, a full bathroom, and a spacious laundry closet with shelves complete this level. The walkout basement adds even more living space with a flex room that is perfect for an office, guest bedroom or gym, with direct access to the backyard. The basement also includes the 3rd full bathroom with beautiful tiled shower, and spacious utility room with plenty of room to add storage shelving. You will love the convenience of the attached garage and the driveway for extra parking. Outside, enjoy your private south-facing yard that is fully fenced and ready for summer hangouts, gardening, or pets. Nicely cared for complex with lots of visitor parking and additional street parking. Located in a vibrant, family friendly neighbourhood close

to parks, schools, and shopping...this is low maintenance living with high impact style!