



**GRASSROOTS**  
REALTY GROUP

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**1240 Kings Heights Road SE  
Airdrie, Alberta**

**MLS # A2214455**



**\$679,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Not Applicable		

Welcome to this beautifully maintained 4-bedroom residence offering over 2,800 sq ft of thoughtfully designed living space, spanning four fully finished levels—including a sun-filled loft and a professionally developed basement. Step inside to a welcoming foyer and an elegant living room anchored by a cozy gas fireplace. The chef-inspired kitchen showcases stainless steel appliances, abundant cabinetry, and a generous island—seamlessly connecting to a spacious dining area that leads to a full-width deck, perfect for outdoor entertaining. Upstairs, the second floor boasts three bedrooms, including a luxurious primary suite with a walk-in closet and 5-piece ensuite. A separate 4-piece bath and convenient laundry room complete the level. The third-floor loft offers endless versatility—perfect for a home office, media room, or gym—and includes an additional full bath. The finished basement offers a fourth bedroom, full bath, and additional living space—ideal for extended family or guests. A double detached garage with rear lane access provides secure 2-car parking. Set in a thriving community near top-rated schools, scenic trails, parks, and recreational spaces, with quick access to Stoney, Deerfoot & M&eacute;tis Trail—this is the perfect family home you’ve been searching for. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.