



**GRASSROOTS**  
REALTY GROUP

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**165, 2802 Kings Heights Gate SE  
Airdrie, Alberta**

**MLS # A2225177**



**\$399,995**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
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This beautifully maintained three-bedroom townhome offers over 1,200 sq ft of thoughtfully designed living space in one of Airdrie's most family-friendly neighborhood's. With several top-rated schools just steps away, it's the perfect place to plant roots and watch your family grow. Inside, you'll find a bright and welcoming layout designed for everyday living. The main floor features carpet and new tile floors, a versatile den that's perfect for a home office, playroom, or cozy reading nook. A convenient powder room and an attached single-car garage with plenty of storage and a private home entrance add to the functionality. There's also an additional parking space in the driveway, and visitor parking located a few steps away. Upstairs, the open-concept kitchen, dining, and living areas are filled with natural light, creating a warm, connected space for gathering with family or entertaining friends. Step outside onto your private balcony to enjoy your morning coffee or summer BBQs in the sunshine. The spacious primary bedroom easily fits a king-sized bed and features two generous his-and-hers closets. Two additional bedrooms offer large windows and great closet space. A well-kept three-piece bathroom with updated tile flooring and a conveniently located stacked laundry complete the upper level. Located just minutes away from schools, parks, and amenities this home is ideal for families seeking both comfort and community.