



GRASSROOTS
REALTY GROUP

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1314 King's Heights Way SE
Airdrie, Alberta

MLS # A2228455



\$679,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Gazebo in Backyard

Welcome to this stunning family home in the highly sought-after community of Kings Heights! Offering nearly 2,000 sq ft of beautifully maintained living space, this 3-bedroom, 2.5-bathroom home, has an amazing, private backyard that backs directly onto walking paths. Step inside to a spacious and welcoming foyer that flows into a sun-filled, open-concept main floor. The kitchen is a true showstopper with quartz countertops, timeless white cabinetry with black accents, stainless steel appliances, a walk-through pantry, and a central island with seating—ideal for entertaining or casual meals. The dining area overlooks your expansive west-facing backyard and seamlessly connects to the living room with an electric fireplace. Upstairs, you will love the massive, bright bonus room and the conveniently placed laundry room. The primary suite is bright and inviting, featuring a walk-in closet and a luxurious 5-piece ensuite with a corner tub. Two additional generously- sized bedrooms, and a 4-piece bathroom, complete the upper floor. Outside, your extra-deep backyard is ideal for kids and entertaining. Enjoy summer evenings on your back deck or the patio with covered gazebo and stay cool inside with recently installed A/C. You'll enjoy the brand new carpet throughout the whole home, a new water tank replaced last year and knowing that the furnace has been well maintained and recently inspected. Located just minutes from schools, parks, shopping, amenities, and the new highway access—this home truly has it all. Don't miss your chance to own this incredible property—book your showing today!