



**GRASSROOTS**  
REALTY GROUP

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**1023 Kings Heights Way SE**  
**Airdrie, Alberta**

**MLS # A2231674**



**\$899,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,187 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		
<b>Inclusions:</b>	Electric Fireplace in lower level, Pergola with screens, Phantom Screen		

**EXQUISITE!** The highly sought after neighbourhood of Kings Heights presents this beautiful home with unobstructed views of the scenic pond and walking paths. The South Facing backyard with its lower level walk-out to grade offers a spectacular retreat for relaxing at the end of the day with someone special in your life. The pictures tell the story! This Jayman Built home has it all, with almost 3000 square feet of Developed Living Space. The list of builder upgrades is too numerous to mention them all, but know that all of the upgrades raise this wonderful home to a level beyond the ordinary. Warmth, elegance, and functionality define this home. Pride of ownership shows from the moment you walk in. Take some time to view this exceptional home and all it has to offer a new owner looking to create new memories. Welcome Home!