



GRASSROOTS
REALTY GROUP

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170 Kingsland Heights SE
Airdrie, Alberta

MLS # A2237516



\$609,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,792 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | |
|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows |

| | |
|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1 |
| Utilities: | - |

Inclusions: NA

Welcome to this amazing, functional, family home, located in the desirable community of Kings Heights. With just a few mins walking distance to Schools, Parks, Shopping, bike/walking path, and a 5 min drive to Genesis Place, all in a quiet prime location! As you enter, you're greeted by gleaming hardwood floors and an abundance of natural light. The main floor features a bright and open layout, including an inviting kitchen outfitted with granite countertops, custom backsplash and black appliances. The adjacent dining area opens onto a large backyard deck—perfect for summer barbecues and relaxing while the kids or pets play in the fully landscaped, SW facing private yard. Upstairs, you'll find a spacious bonus room, ideal for movie nights or a home theatre setup, plus three generous bedrooms. The primary suite offers a true retreat with a large walk-in closet, a stylishly updated ensuite featuring a corner tub, separate deluxe rain shower, and granite-topped vanities. The unfinished basement is ready to develop, offering plenty of opportunity for you to customize this additional space to suit your needs. This is more than just a house, it's a place to call home!