



**GRASSROOTS**  
REALTY GROUP

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**127, 2802 Kings Heights Gate SE  
Airdrie, Alberta**

**MLS # A2239508**



**\$395,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 281
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	TV wall mount in primary bedroom		

Welcome to this well kept 2 bedroom townhouse perfectly situated on the corner of Kings Heights Gate and Ravenswood Drive. This inviting home features a bright open-concept main floor with beautiful granite countertops, a kitchen island and sleek stainless steel appliances, perfect for both everyday living and entertaining. Upstairs, you'll find two generously sized bedrooms and a conveniently located laundry area with TOP OF THE LINE stacked washer and dryer for added ease. Privacy and natural light throughout the home. Whether you're a first time buyer, or downsizing, or looking for an investment, this move in ready townhouse offers comfort, style and a fantastic location close to parks, schools and shopping. Do not miss this one !