



GRASSROOTS
REALTY GROUP

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1331 Kings Heights Road SE
Airdrie, Alberta

MLS # A2241237



\$630,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: N/A

Welcome to 1331 Kings Heights Road SE, a rare and thoughtfully customized wheelchair-accessible bungalow offering comfort, functionality, and long-term peace of mind. Whether you're seeking a home to age in place, care for a loved one, or enjoy greater mobility, this home has been designed with intention and care. Built by McKee Homes, this 4-bedroom, 2.5-bath home features extra-wide hallways and doors, elevated outlets, and an elevator connecting the main level to the fully developed walkout basement. The ramp inside the attached double garage makes coming and going easy in every season, with seamless access directly into the home. Inside, the spacious and open layout is ideal for barrier-free movement. The kitchen features granite countertops, stainless appliances, and pull-down shelving in the upper cabinets for added accessibility. The primary suite includes a large bedroom, a custom wheelchair-accessible vanity, therapeutic jetted tub, and a roll-in shower—offering a true private retreat. The walkout lower level provides two additional bedrooms, a full bath, a large rec room, and a laundry area, making day-to-day living more convenient for everyone. Additional highlights include closet organizers, central A/C, and a south facing rear deck that overlooks the landscaped yard—perfect for quiet mornings or hosting friends and family. All of this is nestled in the established community of Kings Heights, with nearby walking paths, parks, shopping, and local amenities just minutes away. A rare blend of accessibility, comfort, and community—this home is truly one of a kind. Book your private showing today and discover a space designed to support how you live now—and for years to come.

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