



GRASSROOTS
REALTY GROUP

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**354 Kings Heights Drive
Airdrie, Alberta**

MLS # A2243127



\$850,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Gazebo, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, Dishwasher, Microwave and Gas Range in Basement kitchen. Washer/Dryer Stacked in Basement.

Welcome to this stunning, air-conditioned home located on a desirable corner lot in the vibrant community of King's Heights. Boasting exceptional curb appeal and thoughtful upgrades throughout, this property offers everything a growing family or investor could ask for. **Key Features:** Spacious Layout: 3 bedrooms upstairs plus a versatile bonus room, perfect for a family lounge or home office. Legal Basement Suite: Fully developed one-bedroom legal suite with separate entrance and its own laundry—ideal for rental income or extended family. Modern Main Floor: The open-concept 9ft ceiling layout highlights a bright and elegant living space with oversized windows and a stylish oversized quartz island that anchors the gourmet kitchen and LVP Flooring. Upgraded Kitchen Appliances: Enjoy cooking with stainless steel wall-mounted ovens, a built-in microwave, and an induction glass cooktop. Walk-Through Pantry: Conveniently located off the insulated double-attached garage with high ceilings—perfect for effortless grocery unloading. Outdoor Oasis: Host gatherings or relax in the gazebo, hot tub, or on the well-designed deck, with green space for kids or pets to enjoy. Luxurious Primary Suite: Features a walk-in closet, dual vanities, and a spa-inspired ensuite with a separate shower and tub. Bonus Room Separation: Thoughtfully designed upper level with the bonus room creating privacy between the primary and secondary bedrooms. Upstairs Laundry Room for added convenience. Located just minutes from convenient shopping, scenic water features, parks, and schools, this home combines comfort, functionality, and style.