



GRASSROOTS
REALTY GROUP

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**1011 Kings Heights Road SE
Airdrie, Alberta**

MLS # A2246423



\$724,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, No Smoking Home, Open Floorplan, Pantry

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

Inclusions: N/A

Welcome to this impeccably maintained 4 bed / 3.5 bath fully finished home, located in the heart of Kings Heights—pride of ownership is definitely evident! From the moment you step inside, you'll notice the attention to detail and care that's gone into every inch of this home. The main level shines with a bright, open-concept layout featuring a large kitchen island, ample cabinetry, stainless steel appliances, walk-in pantry, and hardwood flooring throughout. Cozy up around the stone gas fireplace with custom built-ins, or entertain effortlessly in the spacious living and dining areas. Pot lights and thoughtful design create a warm and welcoming atmosphere. Step outside to the sunny, beautifully landscaped backyard where you'll find a custom partially covered deck, mature greenery, and plenty of space to relax or entertain. Stay comfortable year-round with central air conditioning—a must-have on those hot summer days! Upstairs, the floating open-riser staircase leads to a thoughtfully designed upper level. The primary retreat is a true highlight, featuring vaulted ceilings, a generous walk-in closet, and a 4-piece ensuite complete with a tiled shower and deep soaker jet tub. Two additional spacious bedrooms are located near the second full bathroom, while the bonus room boasts soaring vaulted ceilings and is perfect for relaxing or gathering. An upstairs laundry room adds everyday convenience. The professionally finished basement is ideal for movie nights or hosting guests. Enjoy the theatre-style family room with surround sound, an electric fireplace, custom built-ins, and a bar setup. The fourth bedroom features its own ensuite with a tiled shower, and the furnace/storage room offers additional space and functionality. The basement ceiling has been soundproofed with insulation for

added comfort and privacy. The oversized garage is designed with efficiency in mind, offering custom hanging storage. Prime location, thoughtful upgrades, and meticulous maintenance throughout. Homes like this are rare—schedule your showing today!