



GRASSROOTS
REALTY GROUP

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165, 2802 Kings Heights Gate SE
Airdrie, Alberta

MLS # A2253087



\$385,995

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,270 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

This beautifully maintained three-bedroom townhome offers over 1,200 sq ft of thoughtfully designed living space in one of Airdrie's most family-friendly neighborhood's. With several top-rated schools just steps away, it's the perfect place to plant roots and watch your family grow. Inside, you'll find a bright and welcoming layout designed for everyday living. The main floor features carpet and new tile floors, a versatile den that's perfect for a home office, playroom, or cozy reading nook. A convenient powder room and an attached single-car garage with plenty of storage and a private home entrance add to the functionality. There's also an additional parking space in the driveway, and visitor parking located a few steps away. Upstairs, the open-concept kitchen, dining, and living areas are filled with natural light, creating a warm, connected space for gathering with family or entertaining friends. Step outside onto your private balcony to enjoy your morning coffee or summer BBQs in the sunshine. The spacious primary bedroom easily fits a king-sized bed and features two generous his-and-hers closets. Two additional bedrooms offer large windows and great closet space. A well-kept three-piece bathroom with updated tile flooring and a conveniently located stacked laundry complete the upper level. Located just minutes away from schools, parks, and amenities this home is ideal for families seeking both comfort and community.