



GRASSROOTS
REALTY GROUP

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605, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2253218



\$349,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,196 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to this turn-key, move-in ready condo located in the desirable community of King's Heights in Airdrie. Designed with style and function in mind, the modern centre kitchen is a true highlight featuring quartz countertops, a large eat-up island, stainless steel appliances, an upgraded refrigerator, pendant lighting, and wood-grain laminate flooring throughout the main level. The open-concept design is bright and inviting with large windows that flood the space with natural light, while the back deck provides the perfect setting for summer barbecues or quiet evenings outdoors. Upstairs you'll find the convenience of upper-floor laundry along with two spacious primary suites, each offering a walk-in closet and its own four-piece ensuite bathroom. The attached garage adds everyday convenience with a walk-out to a private concrete patio and outdoor space. Set in King's Heights, this home offers the perfect balance of comfort and location, with easy access to parks, pathways, schools, shopping, dining, and commuter routes. Don't miss this opportunity to own in one of Airdrie's most sought-after communities!