



GRASSROOTS
REALTY GROUP

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**1064 Kings Heights Road SE
Airdrie, Alberta**

MLS # A2253732



\$509,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,368 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Recessed Lighting, Soaking Tub, Track Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Welcome Home! This beautifully finished semi-detached gem offers 4 spacious bedrooms, 3.5 bathrooms, and irresistible curb appeal—plus a backyard oasis that’s perfect for relaxing or entertaining. Step into a bright, open-concept layout designed for modern living. The chef-inspired kitchen features granite countertops, a generous prep island, corner pantry, and a dedicated dining area—ideal for hosting family and friends. The adjacent living room creates a cozy yet social atmosphere, whether you’re entertaining or enjoying a quiet night in. A convenient powder room is located near the rear entrance, which opens onto a private deck with privacy walls, a fully landscaped yard, and a double detached garage—perfect for those chilly Alberta winters. Bonus: underground irrigation was added last year to keep your lawn lush with minimal effort. The upper level boasts a spacious primary suite with a 4-piece ensuite, two additional bedrooms, a full bathroom, and upstairs laundry for ultimate convenience. Downstairs, enjoy a large recreation room, a fourth bedroom, and another full bathroom—ideal for guests, teens, or a home office. Stay cool year-round with central A/C (installed 2 years ago). Other recent upgrades include: Furnace (1.5 years old); Fridge & Dishwasher (2 years old); Window Coverings (3 years old). This move-in-ready home combines style, space, and value. Don’t miss your chance to make it yours—schedule your private showing today!