



**1346 Kings Heights Way SE
Airdrie, Alberta**

MLS # A2260600



\$659,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	N/A		

Step inside and you'll immediately notice the brand-new luxury vinyl plank flooring throughout the entire home, including the stairs ‐ giving the space a fresh, modern feel. The open layout flows beautifully, offering both comfort and functionality for everyday living. Upstairs, you'll find generous-sized bedrooms, a bright family bonus room, and the convenience of an upper-level laundry room. This home sits on a perfectly placed lot ‐ with no neighbours in front or behind you! Instead, enjoy peaceful views and a beautiful backyard that backs onto a walking path, perfect for evening strolls with the kids. The unspoiled basement is ready for your ideas with rough-ins, and a 2 large windows that could make way for another bedroom or 2 ‐ ideal for multigenerational living or growing families. King's Heights is one of Airdrie's most sought-after communities with quick access to HWY 2 via the new 40th Avenue Interchange, plus nearby schools, shops, and restaurants. This home is updated, inviting, and ready to welcome you. Book your showing today ‐ you won't want to miss it!