



**GRASSROOTS**  
REALTY GROUP

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**1218 Kings Heights Way SE  
Airdrie, Alberta**

**MLS # A2261738**



**\$529,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Vinyl Windows		

**Inclusions:** N/A

(\*\*CLICK on 3D ICON and MOVIE REEL ICON ABOVE FOR VIRTUAL TOURS\*\*) IMMACULATE, Open concept, Family Friendly, 4 BEDROOM, 3.5 BATHROOMS, Double detached garage and turnkey ready! Granite countertops, Stainless Steel Appliances highlight the well appointed kitchen. NEW Luxury vinyl plank flooring throughout the main floor gives it a warm and spacious feel. Sunny front porch for morning coffee AND a natural gas line to a very spacious backyard deck perfect for hosting barbecues?...YES.... this gem of a property offers all of that and more!! Warm, welcoming and made for entertaining all your family and friends... this conveniently located home was MADE FOR YOU!