



**GRASSROOTS**  
REALTY GROUP

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**138, 2802 Kings Heights Gate SE**  
**Airdrie, Alberta**

**MLS # A2262814**



**\$390,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Granite Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 352
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to over 1,600 Square Feet with a WALKOUT BASEMENT & PRIVATE BACKYARD. Out front you'll first notice your ATTACHED GARAGE and private driveway. As you enter you'll come into the open main space with the kitchen featuring GRANITE COUNTERTOPS & some NEW APPLIANCES. You'll love the amount of light coming through the south facing windows on this main level. Making your way upstairs you'll notice the BRAND NEW CARPET! The master bedroom is complete with a 3-PIECE EN-SUITE & WALK-IN CLOSET. Up here you'll also find a 4-piece main bathroom, UPPER LAUNDRY, and your 2nd & 3rd Bedrooms. All bedrooms come with BLACKOUT BLINDS. Moving downstairs is the large basement rec room, which also gets plenty of light from the large window and door. And from here you can go out into your backyard and enjoy your own private yard space in the south sun. Book your showing today!