



GRASSROOTS
REALTY GROUP

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101, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2263294



\$379,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Refrigerator, electric stove, microwave hood fan, dishwasher, washer, dryer, window coverings

Immaculate END UNIT townhouse in the most DESIRABLE location of the complex! This stunning home offers a 30-foot-plus TANDEM GARAGE with sleek EPOXY flooring, giving you ample space for vehicles, storage, or a workshop area. Step inside to find FRESH PAINT throughout, durable and LAMINATE flooring spanning the space, NEW BLINDS & HOT WATER TANK in this well-cared-for property, you don't need to lift a finger! The main floor is designed for entertaining and everyday living, featuring an OPEN CONCEPT layout with a spacious living room, dining area, and a stylish kitchen with QUARTZ countertops, TIMELESS tile backsplash, sleek STAINLESS STEEL appliances and a CENTRAL ISLAND perfect for additional seating and food prep. A convenient powder room and EAST and WEST window exposure flood the home with NATURAL LIGHT, making the space feel airy and inviting. Upstairs, you'll find two generous bedrooms perfect for guests, roommates or a home office, a full four-piece bathroom, an upstairs laundry, and a SPACIOUS primary suite with its own en-suite bathroom, which is your perfect private retreat. As a STREETSIDE end unit, this home offers plenty of guest parking and enhanced PRIVACY. Located in Kings Heights, you're just minutes from shopping, pathways, schools, and have quick access to 40th Avenue for easy commuting in and out of the city. This is the perfect opportunity for first-time home buyers or investors to step into a meticulously maintained, MOVE-IN-READY home that truly stands out.