

1-833-477-6687 aloha@grassrootsrealty.ca

## 129, 2802 Kings Heights Gate SE Airdrie, Alberta

MLS # A2266106



\$385,000

Division:	Ravenswood				
Type:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,437 sq.ft.	Age:	2013 (12 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Driveway, Garage Door Opener, Insulated, Single Garage Attached				
Lot Size:	0.03 Acre				
Lot Feat:	Front Yard, Landscaped, Standard Shaped Lot, Street Lighting				

<b>Heating:</b> Fo	orced Air, Natural Gas	Water:	-
Floors: Ca	arpet, Ceramic Tile, Laminate	Sewer:	-
Roof: As	sphalt Shingle	Condo Fee:	\$ 298
Basement: No	one, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior: Wo	ood Frame	Zoning:	R3
Foundation: Po	oured Concrete	Utilities:	-

Features: Closet Organizers, No Smoking Home, Quartz Counters, Track Lighting, Vinyl Windows

Inclusions: 2 wall safes

The ground floor entrance near garage leads to fabulous office workspace with built in desk and shelving. Entrance foyer with large closet and access to 2 pc bath, as well as inside entrance to garage where you will find the furnace/mechanical room. Carpeted stairs lead up to a beautiful open, spacious full of natural light main living area. There is a beautiful accent wall in dining and living room plus almost full width windows which floods the room with natural light. Kitchen features lots of rich dark natural wood cabinetry which highlights the gorgeous white quartz countertops and island. Gleaming stainless steel appliances complete your dream kitchen. Sliding patio doors lead to a balcony with enough room for the whole family. The upper level has 3 spacious bedrooms including a primary bedroom with a 3 piece ensuite and 2 double clothes closets. The upper level laundry room with stackable washer/dryer is a real step saver. Front yard is a fenced and private mini oasis with low maintenance landscaping with trees and bushes providing almost total privacy. Call your favourite Realtor to view this great family home.