



GRASSROOTS
REALTY GROUP

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129, 2802 Kings Heights Gate SE
Airdrie, Alberta

MLS # A2266106



\$375,000

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		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured 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.