



**1430 Kings Heights Boulevard SE
Airdrie, Alberta**

MLS # A2266274



\$659,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, See Remarks, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		
Inclusions:	Refrigerator in Garage		

Welcome to this 5-bedroom, 3.5-bathroom home nestled in the desirable community of KING'S HEIGHTS . Designed for comfort and functionality, this property offers over 2800 sqft of beautifully finished living space (fully finished basement with separate side entrance) and a separate front service road. The open-concept main floor features a bright and inviting living area with custom shelving unit and a gas fireplace, complete with large windows that fill the space with natural light. The kitchen boasts with a large island, and a spacious pantry, ideal for everyday living and entertaining. Main floor completes with half bath and a laundry room. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a walk-in closet and private ensuite. A full bath and a bonus room with high ceiling with lots of windows for plenty of natural light completes upper level. The fully developed basement includes two additional bedrooms, a full bathroom, separate laundry and a separate side entrance. Enjoy outdoor living in the fully landscaped backyard, perfect for summer barbecues and family gatherings. The attached double garage provides ample parking and storage. Located close to schools, parks, pathways, shopping, and major routes, this home offers the perfect balance of comfort, convenience, and community living. Don't miss your chance to make this King's Heights home yours!