



GRASSROOTS
REALTY GROUP

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**504, 1225 Kings Heights Way SE
Airdrie, Alberta**

MLS # A2268240



\$359,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home in Kings Heights! This beautifully maintained 975 sq ft two-storey townhome offers a bright open-concept layout with stunning luxury vinyl plank flooring throughout the main floor, flowing from the spacious living and dining areas into a larger-than-average kitchen featuring quartz countertops, stainless steel appliances, and plenty of counter and cabinet space, perfect for cooking and entertaining. A convenient two-piece bathroom completes the main level. Upstairs, two generous primary bedrooms each with its own ensuite, ample closet space, and large windows that fill the rooms with natural light, along with upper-floor laundry for added convenience. The tandem double garage below provides room for two cars or extra space for storage, a gym, or a workshop. Recent updates include a new garbage disposal (May 2024) and a brand-new washer (September 2025). Located in the sought-after, family-friendly community of Kings Heights, close to schools, parks, restaurants, and shopping, with a new overpass into Airdrie, tons of extra street parking, this home combines comfort, style, and exceptional value. Welcome home!