



GRASSROOTS
REALTY GROUP

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1465 Kings Heights Boulevard SE
Airdrie, Alberta

MLS # A2268880



\$749,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,813 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: bbq with side tables (back deck), hot tub (as is), shed, desk, reverse osmosis system, blinds

****Open house Sunday Nov 14th from 2:30-4:30pm**** Location, location, location! This is one you don't want to miss. With over 2,700 sq. ft. of beautifully designed living space, this home is perfect for a growing family or multi-generational living. Ideally situated within walking distance to schools, shopping, and with quick access to Highway 2, convenience is at your doorstep. Immaculate hardwood floors welcome you the moment you step inside. A formal living/dining room sits to the right of the central staircase—ideal for family gatherings or quiet evenings. The three sided fireplace creates a warm transition into the second living room, a cozy retreat for everyday relaxation. The chef's kitchen is a showstopper: two tone cabinetry, granite countertops, built in wall oven and microwave, sleek cooktop, and a large island for effortless prep. An added bonus is the butler's kitchen with gas range that offers extra cooking space—perfect for entertaining or meal prep. A charming breakfast nook opens to the backyard, where you'll find a large deck with pergola, built in BBQ, and hot tub—your summer oasis! A spacious home office on the main floor, with French doors (desk included) makes working from home a breeze. The oversized, heated garage entrance features a walk in closet and separate laundry room for ultimate functionality. The upper level of this home is equally impressive. Including an expansive bonus room with space for large furniture, a media setup, or even a library/games area. The luxurious primary suite has an impressive L shaped walk in closet (with built ins) and a spa inspired 5 piece ensuite. Two additional oversized bedrooms, each with walk in closets, easily accommodating king beds or multiple beds and a main four piece bath complete this level. Some Extra Features of this

property include: vinyl fencing on both sides of the property, Central vacuum system, reverse osmosis, and water softener, 9 ft basement ceilings (ready for future development), Alarm system (contract with Airdrie Alarm), BRAND NEW ROOF AND SIDING ON SOUTH EXPOSURE (Nov 2025) and all carpets professionally cleaned and sanitized!! This home truly has it all—space, style, and upgrades galore. Priced to sell and ready for its next family. Don't wait—book your showing today!