



GRASSROOTS
REALTY GROUP

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

**1186 Kings Heights Way SE
Airdrie, Alberta**

MLS # A2270756



\$699,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Pie Shaped		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Built-in Hood-Fan		

**** Open House - Saturday, November 15th from 2 PM to 4 PM **** Welcome to Kings Heights, one of Airdrie's most desirable communities! This beautiful home sits on an expansive corner lot, offering over 2,500 sq. ft. of developed living space. From the moment you enter, you'll notice the spacious foyer with soaring ceilings, abundant natural light, and beautiful tile flooring throughout the main level. The main floor features a 2-piece bathroom, a large front closet, and a massive mudroom with access to the oversized heated double attached garage. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts rich cabinetry, granite countertops, a stylish new backsplash, gas stove, stainless steel appliances, and a large island with a double sink and seating—perfect for cooking and entertaining. The bright dining area easily accommodates an 8-person table and leads out to a low-maintenance composite deck with an automatic awning, ideal for summer gatherings. The living room offers soaring knockdown ceilings, a cozy gas fireplace, pot lights, and a beautiful chandelier. Upstairs, you'll find plush carpet throughout, a generous master retreat with a stone accent wall, a spa-like 5-piece ensuite (double vanity, soaker tub, walk-in shower, and private water closet), plus a large walk-in closet. Two additional spacious bedrooms, a 4-piece bathroom, a large laundry room with linen storage, and a bright bonus room complete the upper level. The fully finished basement provides even more living space, with a large bedroom and closet, a family room with wet bar (perfect for movie nights), a 4-piece bathroom with in-floor heating, and ample storage. Located just minutes from shopping, schools, and quick access to Deerfoot Trail—this home combines elegance, comfort, and convenience in one of

Airdrie’s best neighborhoods. Recent updates include: new hot water tank (2025), brand-new microwave, and all new fixtures.