



**354 Kings Heights Drive SE
Airdrie, Alberta**

MLS # A2281002



\$750,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Street Lighting		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	Basement appliances		

Welcome to 354 Kings Heights Drive SW! An inviting family home located in one of Airdrie's most established and amenity-rich communities. With a functional layout, generous living spaces, and close proximity to schools, parks, and pathways, this home is perfectly suited for growing families or those looking for room to spread out. The main floor features an open-concept design with a bright living room, large windows, and a seamless flow into the dining area and kitchen. The kitchen offers ample cabinetry, plenty of counter space, and a central island - ideal for everyday living and entertaining. A convenient powder room and mudroom complete the main level. Upstairs, the spacious primary bedroom includes a walk-in closet and private ensuite. Additional well-sized bedrooms and a full bathroom provide comfortable accommodations for family or guests. The upper layout is practical and family-friendly, offering both privacy and convenience. The fully developed legal basement suite includes a private side entrance, full kitchen, living area, bedroom, and bathroom - designed for independent living and income potential. The backyard is an entertainer's dream, complete with a hot tub, pergola, and swing set, offering a private outdoor retreat for relaxation and family enjoyment. Located minutes from schools, shopping, playgrounds, and scenic walking paths, this home also offers quick access to Yankee Valley Boulevard and Highway 2 via the recently completed 40 Avenue - making commuting easy. Book a showing and come see for yourself!