



GRASSROOTS
REALTY GROUP

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601, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2285791



\$355,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,228 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Hello Airdrie! Welcome to this immaculately maintained END UNIT is truly the one you've been waiting for! Freshly painted and professionally cleaned, this bright and inviting home features spectacular windows, modern flooring and new light fixtures throughout the main floor. With an open-concept layout where the kitchen, dining, and family room flow seamlessly together, creating the perfect space for both everyday living and entertaining. Upstairs, you'll find a versatile flex area ideal for a home office or play space, a spacious secondary bedroom and full bathroom, a convenient upper-floor laundry, and a generous primary retreat complete with its own ensuite. Enjoy outdoor living with both a lower patio and upper deck, plus the added bonus of an oversized single attached garage and driveway for extra parking and storage. Situated in a quiet, well-managed complex offering a community gazebo and ample visitor parking, this home is surrounded by parks, scenic pathways around the ponds, bike paths and a pump track, and is just minutes from shopping and quick access to 40th Avenue for easy commuting. This is an exceptional opportunity to own a beautifully cared-for home in one of Airdrie's most fantastic communities.