



**129, 2802 Kings Heights Gate SE  
Airdrie, Alberta**

**MLS # A2286923**



**\$369,000**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Quartz Counters, Track Lighting, Vinyl Windows		

**Inclusions:** 2 wall safes

Bright, Stylish & Functional &ndash; The Perfect Family Layout From the moment you enter, this home offers thoughtful design and everyday practicality. The ground-level entry near the garage opens into a dedicated office workspace complete with built-in desk and shelving &ndash; ideal for working from home or managing busy family life. The foyer includes a spacious closet, convenient 2-piece bathroom, and direct access to the garage, where the furnace and mechanical room are neatly tucked away. Upstairs, carpeted stairs lead to a stunning main living area filled with natural light. Expansive, nearly full-width windows flood the space, highlighting the beautiful accent wall that adds warmth and character to both the living and dining areas. The open-concept design creates an inviting atmosphere perfect for entertaining or relaxing. The kitchen is both elegant and functional, featuring rich dark wood cabinetry that contrasts beautifully with crisp white quartz countertops and a central island. Stainless steel appliances complete the modern look, while sliding patio doors open onto a spacious balcony &ndash; perfect for morning coffee, evening BBQs, or gathering with family and friends. The upper level offers three generously sized bedrooms, including a comfortable primary retreat with its own 3-piece ensuite and double closets for ample storage. A convenient upper-floor laundry room with stackable washer and dryer makes daily living easier and more efficient. Outside, the fenced front yard feels like a private oasis. Low-maintenance landscaping, mature trees, and lush greenery provide exceptional privacy and a peaceful setting to unwind. Location adds even more value &ndash; with two schools nearby (including a French immersion option and an elementary school), a playground just steps away, and only 8 minutes to Walmart and the main shopping market

for all your daily essentials. This home combines style, smart layout, unbeatable convenience, and low-maintenance living &mdash; a fantastic opportunity for families, professionals, or first-time buyers alike. Book your private showing today.