



**505, 1225 Kings Heights Way SE  
Airdrie, Alberta**

**MLS # A2296166**



**\$359,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 307

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks

**Inclusions:** Window Coverings-All, 4 Counter Stools, Mirror on Bedroom Wall

Welcome to a home that offers the ease of townhouse living with the comfort and flow of a thoughtfully designed space. Set within the welcoming community of Kings Heights, this three level property feels both functional and inviting from the moment you arrive. With a driveway for additional parking and an ATTACHED DOUBLE GARAGE for everyday convenience, the approach already hints at the practicality that defines this home. Step inside to a main floor designed for real life. Laminate flooring carries you through a bright, OPEN CONCEPT layout where the living room, dining space, and kitchen connect naturally. The kitchen is finished with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and CABINETRY TO THE CEILING, creating a clean, modern look while maximizing storage. A central island anchors the space, making meal prep and casual conversations feel effortless. At the back of the home, the dining area opens directly to a private balcony, complete with a GAS LINE, perfect for summer evenings and easy outdoor hosting. A well placed powder room and front entry storage keep daily routines organized and comfortable. Upstairs, the layout balances privacy with practicality. The primary bedroom offers a quiet place to recharge, while the second bedroom provides flexibility for guests, children, or a dedicated home office. The configuration of both bedrooms having ensuite bathrooms adds everyday functionality, and UPPER LEVEL LAUNDRY brings convenience exactly where it is needed most. The linen closet ensures there is a place for everything, supporting an uncluttered and relaxed lifestyle. The lower level is focused on utility and ease, featuring interior access from the single attached garage, along with additional storage and mechanical space. This design is especially appreciated during colder months,

allowing you to move from car to home with comfort and efficiency. Added features such as a CENTRAL VACUUM SYSTEM enhance the overall livability and long term value. Living in Kings Heights means being part of a well established Airdrie community known for its pathways, ponds, and family friendly atmosphere. Everyday essentials are close at hand, from shopping and dining to nearby schools, parks, and recreation options. Commuters will appreciate the quick connection to Deerfoot Trail (QEII), making travel into Calgary manageable while still enjoying the calm pace of suburban living. This is a home that supports lifestyle and meaningful moments, offering the kind of layout and location that simply makes sense. Come experience the comfort, convenience, and lifestyle waiting for you here!