



**1102, 1225 Kings Heights Way SE  
Airdrie, Alberta**

**MLS # A2299419**



**\$299,999**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Gazebo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 249
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** tv bracket

Open house Saturday April 11: 12-2pm. Welcome to this charming home in Kings Heights! Why buy an apartment when you can own your own townhome WITH GARAGE? This lovely corner unit offers the perfect blend of comfort and convenience. Step inside and discover a well-appointed kitchen boasting quartz countertops, gleaming stainless steel appliances, a generously sized island, and an abundance of cabinet and counter space. Adjacent to the kitchen is the spacious & inviting dining room area-great for those family dinners! The living room is also a good size and a great spot to kick back and relax after a long day of work. It gives access to a lovely OVERSIZED balcony, where you can soak up the sunshine. This open concept floorplan is sure to please the most discerning buyer and is great for entertaining family and friends. Retreat to the tranquility of two spacious bedrooms, each offering ample space. This floor also has a full bathroom plus laundry. Convenience is key with an attached single-car garage. It also has a great STORAGE room underneath the stairs and another one that can be accessed from the garage. And Stonekeep has visitor parking! This property has easy access to major roads such as Highway 2, shopping, schools and golf. This is a great investment, or an ideal place to call home. Come check this one out before it is gone!