



**131, 2802 Kings Heights Gate SE
Airdrie, Alberta**

MLS # A2300924



\$359,900

Division:	Ravenswood		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,349 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Here is your opportunity, very desirable condo complex directly in front of the French immersion school as well as a public elementary school. The private front yard is partially fenced. Entering this townhouse is an office/den that is currently being used as a bedroom. Also a very convenient half bath and access to the oversized single garage. On the main level is a great kitchen with quartz countertops. There is plenty of space to sit at the island. From here, you have a nice size west facing deck with gas line for the barbecue. The dining room has plenty of room leading into the living room. There is laminate floors throughout the main level and plenty of windows being an end unit. Upstairs is a four piece bathroom beside the two spare rooms plus convenient laundry closet. The primary bedroom is very large, has a four piece en suite and double closets. This is a great location close to lots of amenities, grocery stores and very easy access to the highway.