



**1319 Kings Heights Road SE
Airdrie, Alberta**

MLS # A2305183



\$799,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,202 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Data, Wired for Sound

Inclusions: Shed, Office furnishings, Murphy Bed

Pride of ownership is evident throughout with exceptional quality and craftsmanship defines this fully renovated executive home backing onto a tranquil south facing pond. Designed for refined living, the open concept main floor features 10' ceilings, coffered detailing, and a chef inspired kitchen with premium appliances including Miele and Wolf, oversized island, and elegant finishes throughout. Step out onto the deck overlooking the pond an ideal spot to relax and unwind. Upstairs, the spacious primary retreat features a 5-piece ensuite, a large walk-in closet, and serene pond views. Two additional generously sized bedrooms easily accommodate queen bed and full furnishings. The bonus room boasts a vaulted ceiling, ceiling fan, and a convenient Murphy bed. Upper floor laundry includes brand new ThinQ washer and dryer. The fully finished walkout basement offers even more living space, including a large bedroom and full bathroom, ideal for extended family or guests. Outside, the fully landscaped backyard is built for enjoyment with a stone patio, hot tub, fire pit, and shed. Exterior composite stairs add durability and style. Recent upgrades include brand new vinyl siding, roof, furnace, and tankless hot water system. A water softener system is also included for added comfort. The homeowners have gone above and beyond, completing a full home inspection and addressing every item repairing or replacing as needed, so the next owner can move in with confidence and simply enjoy the home. This is a rare opportunity to own a truly beautiful property in an exceptional location. One look and you'll want to call it home.