



**305 Kings Heights Dr SE
Airdrie, Alberta**

MLS # A2146038



\$648,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,906 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-U
Utilities:	-

Inclusions: None

Welcome to this stunning home on one of the best streets in Kings Heights SE, Airdrie! The entrance is both welcoming and spacious, featuring white ceramic tile. To the left, there's a mudroom leading to the double attached garage. The kitchen is equipped with granite countertops and a tiled backsplash, with the sink positioned to maximize counter space. Elegant pendant lights above the island illuminate the expansive kitchen area. The corner walk-through pantry offers ample storage space. The spacious dining area has a sliding door that opens to a large deck, perfect for entertaining. The living room is filled with natural light, boasting luxury vinyl plank flooring and a corner gas fireplace. A discreetly placed 2-piece bathroom near the entrance completes this level. Upstairs, you'll find 3 bedrooms, including a master bedroom with a 4-piece ensuite featuring a separate tub and standing shower. The walk-in closet is conveniently hidden inside the ensuite. The laundry room is located on the upper level next to the large, inviting bonus room. The unfinished basement awaits your personal touch. This home is conveniently located near schools, playgrounds, and grocery stores. Schedule your private showing today! Fresh New Paint!!