



**1351 Kings Heights Road SE
Airdrie, Alberta**

MLS # A2158549



\$699,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Other, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: NONE

LOCATION! LOCATION! LOCATION! Welcome to 1351 Kings Heights Road – Where Elegance Meets Comfort! Step into luxury with this exceptional fully finished walkout, the only one of its kind available in the coveted Kings Heights community. Crafted by McKee Homes, one of Airdrie’s premier builders, this stunning two-storey home offers over 2,800 square feet of meticulously designed living space. Prime Location: Nestled in a fantastic neighborhood, this home is within walking distance to top-rated schools, picturesque parks, scenic biking and walking paths, and serene ponds. Plus, you’re just minutes away from all essential amenities. First Impressions Matter: As you enter, prepare to be captivated by the "Venetiano" Old Italian Limestone walls that grace the main floor, setting the tone for the elegance that flows throughout the home. The open-concept design offers a spacious main floor that includes a versatile room that can be used as an additional bedroom or a home office, a cozy living room complete with a gas fireplace, and a beautifully appointed kitchen featuring a generous island and ample cabinet space. Upper Level Retreat: Ascend to the upper level, where you’ll find a large bonus room bathed in natural light from big windows, perfect for family gatherings or a private retreat. The master suite is a true sanctuary, boasting a 4-piece en suite and a walk-in closet. Two additional bedrooms and a full 4-piece bath complete this level, offering comfort and convenience for the whole family. Lower Level Haven: The fully finished walkout basement is an entertainer’s dream, featuring a spacious family room, a fourth bedroom, and another full 4-piece bath. Slide open the doors to your lower patio, elegantly finished with stamped concrete – an ideal spot for backyard bonfires and outdoor gatherings. Outdoor

Living at Its Best: Enjoy endless entertaining options with a full-sized deck that seamlessly connects to the maintenance-free, landscaped backyard. Whether it's summer BBQs or quiet evenings under the stars, this outdoor space is perfect for creating lasting memories. This is the perfect family home in the desirable Kings Heights community, offering an unparalleled blend of luxury, comfort, and convenience. Don't miss the chance to make this dream home yours – call today to book your private viewing!