



**1338 Kings Heights Way SE**  
**Airdrie, Alberta**

**MLS # A2158911**



**\$699,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,074 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV wall mounts (2)

Welcome to your future home in the charming neighbourhood of Kings Heights! This immaculately cared-for two-storey residence boasts a fresh, like-new feel, having been lightly lived in and meticulously maintained. From the moment you step inside, you'll be greeted by spacious, neutral-toned interiors that effortlessly blend style and comfort. The main floor features a generous living area, perfect for entertaining or relaxing. The generous kitchen with bakers sized island and raised breakfast bar will delight the baker/chef in the family. Upstairs, a large bonus room offers endless possibilities, whether you envision it as a cozy family retreat or a vibrant play area. The dedicated upper-floor laundry adds a touch of convenience to your daily routine. Each of the oversized bedrooms, plus the primary bedroom, is a private haven, complete with walk-in closets, ensuring ample storage and room to breathe. The home's thoughtful design extends outdoors, where you'll enjoy the ease of a double-car garage and abundant street parking. A huge deck with a privacy lattice, low maintenance landscaping and a firepit conversation area all overlooking the extensive pathway system in the community. Location is key, and this gem doesn't disappoint. You'll be close to schools, parks, and scenic pathways, with quick access to Highway 2 for stress-free commuting. This home isn't just a place to live—it's a place to thrive. Come see for yourself why this could be your perfect home sweet home!