



**1043 Kings Heights Way SE
Airdrie, Alberta**

MLS # A2174007



\$864,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,436 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, L		

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

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Location, Location...LOCATION!!! Prime End Lot. No neighbours to the immediate South & West providing unobstructed views of the scenic Pond & Walking Paths. Custom built Bungalow wit Walk-out Basement to grade with many added features. Vaulted Ceiling, South & West windows provide loads of natural light, Engineered Hardwood Flooring, living room with Gas Fireplace, Main Floor Primary Bedroom complete with Skylight for stargazing from your bed! 5pc Master En-suite bathroom includes Soaker Tub, Glass Shower, Dual Vanity Sink & Walk-in Closet. 2nd bedroom & 2pc bathroom also on main floor. Utility sink & laundry chute conveniently located outside primary bedroom. In the Kitchen; Walk-in Pantry, Granite Countertops, Stainless Appliances including Gas Range, Island with eating bar & sink that includes dedicated Instant Hot Water Tank mounted beneath the sink! South & West facing balcony with bbq gas line is accessed through the kitchen & grants beautiful views as the sun sets over the landscaped pond. The builder developed walk-out basement includes a huge bedroom, 4pc bathroom, bright Living room, potential for a 4th bedroom in undeveloped area which has a large egress sized window. A Separate Entrance that connects the basement to the garage provides convenience & privacy. Additional features include a Hot Water Line to the garage, Oversized Hot Water Tank, High Efficiency Dual Zone Comfort Control Furnace with thermostats in both the basement & main floor! Plenty of parking with the double attached garage, double driveway & opportunity for street parking if needed. The backyard has an exposed aggregate patio, raised garden beds & is completely fenced with gated access to the extensive walking paths & community features.