



**903, 1225 Kings Heights Way SE  
Airdrie, Alberta**

**MLS # A2199509**



**\$414,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage		

**Inclusions:** NA

This Gorgeous Townhouse is a must-see! Perfectly designed for modern living, featuring 2 SPACIOUS PRIMARY SUITES, EACH WITH THEIR OWN FULL ENSUITE for ultimate privacy and comfort, Plus a 31&rsquo; deep Attached, Tandem Garage. This bright & open plan exudes warmth and comfort, and includes tasteful upgrades throughout including laminate flooring, 9&rsquo; ceilings, and a stylish kitchen featuring Quartz countertops, stainless steel appliances, plenty of cabinetry, and an under-mount sink &ndash; ideal for cooking and entertaining. The great room is a cozy space, complete with access to your lower patio area - perfect for enjoying the morning sun or hosting a BBQ. A 2 pce powder rom rounds out the mail level. Upstairs, you'll find the convenience of upstairs laundry, as well as two generous-sized primary suites, each with their own full ensuite & walk-in closet. Both bedrooms offer comfort and privacy. The double tandem garage provides ample parking, and additional driveway parking, with visitor parking a few steps away. Low condo fees of \$300.70 with pets being allowed. Enjoy the added benefit of being situated close to green spaces, walking paths, Kingsview Market, and easy access to the new 40th Ave overpass. With Cross Iron Mills Mall and a range of amenities just minutes away, this townhouse offers an ideal combination of comfort, style, and convenience!