



GRASSROOTS
REALTY GROUP

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301, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2211242



\$399,950

Division:	Kings Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Rear, On Street, Oversized, Permit Required, Single Garage A		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry		

Inclusions: n/a

Welcome to 301, 1225 Kings Heights Way SE — a former showhome end-unit townhome in the desirable family-friendly community of Kings Heights. Offering 1,313.9 sq ft of fully developed living space, this home effortlessly blends functionality, comfort, and style. As you step inside, you're welcomed by laminate flooring, 9-foot ceilings, and an open-concept floor plan that creates an airy and inviting atmosphere. The spacious front-facing living room is flooded with natural light, perfect for relaxing or entertaining. Just off the living room is the dedicated dining area, ideal for family meals. The modern kitchen is the heart of the home and features a large quartz island with bar seating, espresso-stained cabinetry, and stainless steel appliances, making it as practical as it is stylish. Upstairs, you'll find the private primary suite, complete with a 3-piece ensuite featuring a fully tiled walk-in shower. Two additional well-sized bedrooms, a 4-piece main bathroom, and convenient upper-level stacked laundry complete the second floor, offering the perfect layout. The fully finished lower level includes a generously sized den, currently used as a bedroom, along with direct access to the oversized single attached garage, which provides extra room for storage or workspace. There's also ample street parking and visitor parking nearby, offering added convenience for guests. This well-managed complex features low condo fees and is ideally situated close to excellent amenities including Heloise Lorimer School (K–5), École Francophone d’Airdrie (K–12), beautiful parks, and an extensive network of walking paths. Whether you're a first-time homebuyer, growing family, or savvy investor, this move-in ready home offers unmatched value and lifestyle in one of Airdrie's most sought-after neighborhoods.

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