



GRASSROOTS
REALTY GROUP

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1240 Kings Heights Road SE
Airdrie, Alberta

MLS # A2214455



\$644,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,155 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Not Applicable		

Welcome to this beautifully maintained 4-bedroom residence offering over 2,800 sq ft of thoughtfully designed living space, spanning four fully finished levels—including a sun-filled loft and a professionally developed basement. Step inside to a welcoming foyer and an elegant living room anchored by a cozy gas fireplace. The chef-inspired kitchen showcases stainless steel appliances, abundant cabinetry, and a generous island—seamlessly connecting to a spacious dining area that leads to a full-width deck, perfect for outdoor entertaining. Upstairs, the second floor boasts three bedrooms, including a luxurious primary suite with a walk-in closet and 5-piece ensuite. A separate 4-piece bath and convenient laundry room complete the level. The third-floor loft offers endless versatility—perfect for a home office, media room, or gym—and includes an additional full bath. The finished basement offers a fourth bedroom, full bath, and additional living space—ideal for extended family or guests. A double detached garage with rear lane access provides secure 2-car parking. Set in a thriving community near top-rated schools, scenic trails, parks, and recreational spaces, with quick access to Stoney, Deerfoot & Mée's Trail—this is the perfect family home you've been searching for. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.