



GRASSROOTS
REALTY GROUP

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402, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2311855



\$375,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt

Basement: None

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 306

LLD: -

Zoning: R3

Utilities: -

Inclusions: TV Wall Mounts

LOW CONDO FEES on this Immaculate Condo that has 2 PRIMARY BEDROOMS WITH 2 ENSUITES. This Great Condo shows Pride of Ownership from the Spotless TANDEM GARAGE to the Upper Level. When you enter, you will notice the flexibility in the Open Concept Floorplan which lets you choose where you want your Living Room and Dining areas to be. The Modern Kitchen features Granite Countertops, Upgraded Stainless Steel Appliances, Large Island with Seating, and Lots of Cabinetry. The South Facing Balcony allows you to BBQ and enjoy the view of the Courtyard. The Upper level Features 2 great Bedrooms that both have Ensuites, and Upper Laundry. The Lower Level has the 30' long Tandem Garage perfect for 2 vehicles or for extra storage or a Workshop as it is Heated, Insulated and Finished. This Great Townhouse also has Air Conditioning, Remote Blinds on the Main level, Newer Washer and Dryer (2023), Newer Carpet (2023), Grey tone Laminate Flooring on Main level. This Townhouse is Non-Smoking and has been Pet Free, is close to schools, Pathways, Shopping, Dining, and super quick access to QE2.