



**GRASSROOTS**  
REALTY GROUP

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**34 Kingsland Heights SE  
Airdrie, Alberta**

**MLS # A2315098**



**\$599,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door C		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Nest and sensors

Hello, Gorgeous! Some homes simply check the boxes. This one changes the conversation. If you've been waiting for a home that gives you more space, more privacy, and more flexibility without stretching your budget, you've just found one of Kings Heights' best-kept secrets. With over 2,400 SQFT of beautifully developed living space, this isn't another cookie-cutter floor plan. From the moment you walk through the oversized front entrance with soaring ceilings, you'll notice the difference. The layout is intentionally designed for how people actually live. Need to work from home? Run a business? Meet clients? The large main-floor den with French doors and its own sink offers a professional, functional space with peaceful views of the mature tree out front. It's the kind of room that instantly sparks ideas. The heart of the home is equally impressive. An abundance of cabinetry, a corner pantry, and a tucked-away main-floor laundry room with sink make everyday life feel effortless, while the sun-filled living room with a cozy gas fireplace creates the perfect place to gather after a busy day. Upstairs offers generous bedrooms, including a spacious primary retreat, while the fully developed basement expands your options with another bedroom, full bathroom, and a large recreation space ready for movie nights, teenagers, guests, or your next hobby. Then there's what you can't easily build or buy later... Privacy. With no homes directly in front or behind, mature landscaping, rear lane access with RV parking, a large two-tier deck, and an oversized insulated front attached double garage, this property offers a lifestyle that's becoming increasingly difficult to find&mdash;especially in this price range. Move-in ready. Fully developed. Exceptionally functional. Packed with value. Homes offering this combination of privacy, flexibility, and thoughtful design in

Kings Heights are incredibly rare. Come see why this one feels different. Book your private showing today before someone else finds your forever home first.