



GRASSROOTS
REALTY GROUP

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149, 2802 Kings Heights Gate SE
Airdrie, Alberta

MLS # A2319918



\$369,000

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Garage Shelving, Ring Door Bell Camera, Nest Thermostat, Bathroom Wall Cabinet, Window Coverings - Blinds and Rods

Are you looking for your next home in family friendly Ravenswood? How about an affordable starter home with an attached garage and sunny south facing yard? A unique feature of this townhome is that it offers both a front attached garage with driveway, and street access/parking through the walkout south facing yard – great if you have a large work vehicle. A charming community, Ravenswood Townhomes offer mature trees with a playground (just a few steps from 149!) and easy access to Yankee Valley and Highway 2. You are also across the street from Heloise Lorimer School and Ecole des Hautes-Plaines. A large foyer welcomes you to this home, and houses access to the basement and garage, the powder room and front closet. As you head into the home, you’ll notice a treehouse feel, as the large windows are framed with trees, and natural light streams in from the south exposure. A modern kitchen with granite counters presents a peninsula island with additional storage and floating shelving. The dining room has access to one of two outdoor spaces overlooking the school and the yard. The main floor living room is convenient for entertaining or having your favourite show in the background while you prepare your meals. Upstairs, a large bonus room is the perfect place for movie nights and catching the game. The spacious owners retreat flows into a 4-piece ensuite and bright walk-in closet. The second bedroom overlooks the school and the sliding inset closet doors allow for maximum usage of the space. The upper level is completed with another 4-piece washroom and laundry with storage. The undeveloped walkout basement awaits your creative touch and leads out to the patio/yard. This layout truly offers a detached home feeling but at a fraction of the price. You are minutes from grocery, shopping and more. Summer will

be spent exploring your new community and making memories. Contact your trusted agent to book a private showing before She
Gon’!