



**163 Highview Gate SE**  
**Airdrie, Alberta**

**MLS # A2321006**



**\$525,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Other, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Some homes simply make life easier, and this is one of them. Located in the family oriented community of King's Heights, this fully finished 4 bedroom, 3.5 bathroom home offers the space families need, without the upkeep that often comes with a larger property. The heart of the home is the beautifully designed kitchen, where quartz countertops, stainless steel appliances, full-height cabinetry, and a large central island create a space that's as functional as it is attractive. Whether you're hosting friends, helping with homework, or preparing weeknight dinners, this is a kitchen you'll genuinely enjoy spending time in. The open concept main floor flows seamlessly into the dining and living areas, creating a bright, welcoming atmosphere filled with natural light. Upstairs you'll find 3 bedrooms, including a spacious primary suite with a walk-in closet and ensuite, while the fully finished basement adds an additional bedroom, full bathroom, and valuable extra living space. Outside, the work is already done! The backyard is fully fenced, landscaped, and ready to enjoy with a deck, lawn space for kids and pets, and a double detached garage with alley access. Move in, unpack, and enjoy a home that's been finished from top to bottom. Close to schools, parks, shopping, and walking paths, this is the complete package for buyers looking for a move in ready home with room to grow!