



**1023 Kings Heights Road SE
Airdrie, Alberta**

MLS # A2323312



\$629,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained 2-storey home featuring 3 bedrooms and 2.5 bathrooms in the family-friendly community of King's Heights, close to everything you need. As you enter, you are greeted by a spacious foyer, ENGINEERED HARDWOOD FLOORING, and a sun-drenched main floor enhanced by large SOUTHEAST-facing windows. Stay cool during the summer with AIR CONDITIONING and cozy during the winter with the inviting main-floor FIREPLACE. The thoughtfully designed kitchen features a walk-through pantry, MODERN LIGHTING, GRANITE countertops, STAINLESS STEEL appliances including a NEW FRIDGE and DISHWASHER, ample counter space, and an additional CUSTOM BUILT-IN CABINET/BAR. The large kitchen island with seating seamlessly connects the dining and living areas, creating a warm and welcoming atmosphere perfect for entertaining or everyday living. As you make your way upstairs, you'll notice the HIGH-END RAILINGS and NEWLY CARPETED STAIRS. The second level boasts a spacious bonus room, VINYL PLANK FLOORING, and a dedicated laundry room complete with a NEW WASHER and DRYER. The primary bedroom offers 140 sq. ft. of retreat space and features a luxurious 4-piece ensuite with GRANITE countertops, a corner SOAKER TUB, dual "his and her" getting-ready areas, and a WALK-IN CLOSET. Two additional spacious bedrooms and another full bathroom complete the upper level. The partly finished basement, complete with WINDOWS and a WATER SOFTENER, presents incredible future potential with BUILDER ROUGH-INS already in place for a wet bar, bathroom, and electrical wiring—making it an excellent opportunity to customize the space and build equity. Step outside into the low-maintenance

SOUTHEAST-facing backyard, where you'll find a recently stained 2-tier deck, HOT TUB, ASTRO TURF, FULLY FENCED yard, and a BBQ GAS LINE. The finished garage is a standout feature, complete with a HEATER, new LED lighting, extensive shelving, and abundant STORAGE space for hobbies and tools. Located close to excellent schools and everyday amenities, this home offers exceptional convenience. Heloise Lorimer and Lac des Hautes-Plaines are within walking distance, while St. Veronica, Cooper's Crossing School, Meadowbrook Middle School, and St. Martin de Porres High School are just a short drive away. Sierra Springs Shopping Centre with Walmart Supercentre is nearby, CrossIron Mills is only 7 minutes south, and Genesis Place—with pools, arenas, fitness facilities, and a climbing wall—is just minutes away. Plus, quick access to QEII gets you to north Calgary in approximately 20 minutes. This is a fantastic opportunity to own a move-in-ready home in an outstanding location with room to grow.