

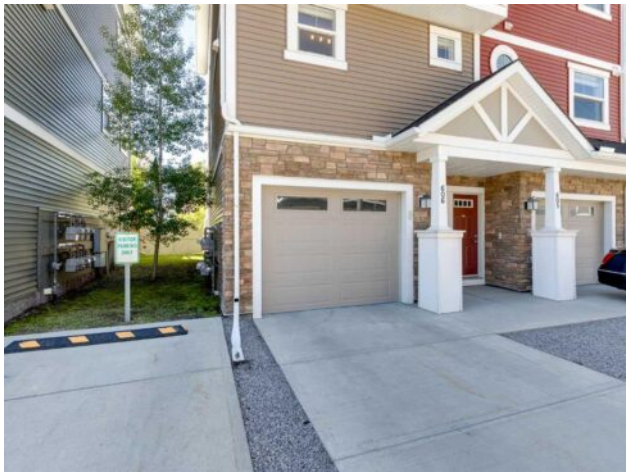


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

606, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2327210



\$350,000

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,229 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Modern finishes and an exceptionally functional layout make this end-unit townhome an outstanding opportunity in one of Airdrie's most walkable communities. Enter through the foyer where a huge 31' insulated and drywalled tandem garage easily accommodates 2 vehicles while still leaving room for storage and seasonal gear. From this entry level, a south-facing patio overlooks mature trees, shared green space and partial fencing, creating a sunny outdoor retreat with added privacy. Up one level, an open-concept main floor pairs a neutral colour palette with durable finishes that complement any style. Gather around the quartz-topped centre island while preparing meals with stainless steel appliances, soft-close cabinetry and plenty of workspace close at hand. Centrally placed between the kitchen and living room, the dining area encourages effortless entertaining with clear sightlines throughout the main level. Natural light fills the inviting living room thanks to the extra windows that come with this desirable end-unit location. Step onto the south-facing balcony, an inviting spot for morning coffee, summer barbeques or unwinding at the end of the day. Completing this level is a convenient 2-piece powder room. Retreat upstairs where 2 spacious primary bedrooms each enjoy the comfort and privacy of their own 4-piece ensuite, making the layout ideal for roommates, guests or families wanting flexible living arrangements. Convenient upper-level laundry keeps daily routines simple and eliminates carrying baskets up and down the stairs. Residents appreciate a beautifully maintained complex centred around a landscaped courtyard with a gazebo, while abundant visitor parking includes a stall conveniently located beside the unit. Wander just steps to scenic ponds and winding pathways or take advantage of nearby parks, playgrounds, greenspaces and the community's timber

amphitheatre. Families benefit from 2 neighbourhood schools within the community, while shopping, restaurants and everyday amenities are only minutes away. Quick access to the QEII makes commuting to Calgary easy, adding even more convenience to this well-connected Kings Heights location.