



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1248 Kings Heights Road SE
Airdrie, Alberta**

MLS # A2333079



\$549,999

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: none

This beautiful home in Kings Heights offers exceptional value with its impressive design, thoughtful layout, and stylish décor. The functional main floor features extensive hardwood flooring, a handsome gas fireplace, and a convenient half bath. The inviting island kitchen is a standout, complete with richly stained cabinetry, quartz countertops, and stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, the spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite with a soaker tub, dual sinks, and quartz countertops. Two additional well-sized bedrooms, a full 4-piece bath, and a convenient laundry room complete the upper level. The basement is ready for your future vision, offering a high-efficiency furnace, rough-in plumbing, and two large windows for potential development. Additional features include ceramic tile flooring in all entrances and bathrooms, a charming front veranda, and a detached double garage, adding both convenience and long-term value. Located in a highly desirable, family-friendly community, Kings Heights is known for its beautiful parks, scenic pathways, and nearby schools such as R.J. Hawkey Elementary School. Enjoy the convenience of being just minutes from shopping and amenities at Kingsview Market, with easy access to major routes for commuting.