



GRASSROOTS
REALTY GROUP

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1418 Kings Heights Boulevard SE
Airdrie, Alberta

MLS # A2341438



\$649,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Irregular Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Utility Shed		

Location, location, location! Situated on a unique double boulevard—which creates a much safer environment for kids playing, walking dogs, or pulling in and out of the driveway—this stunning former Loreck Showhome is perfectly positioned just two blocks from two schools and two blocks from shopping, all while providing the privacy of your own fenced backyard. Welcome to your new home in the highly sought-after Kings Heights community! Immaculately maintained and finished, this 4-bedroom, 3.5-bathroom property perfectly blends exceptional quality with everyday family comfort. The bright, open-concept main floor features gorgeous hardwood and ceramic tile, a versatile den (ideal for a home office or playroom), and an inviting kitchen boasting granite countertops, a large island, and a corner pantry. Upstairs, relax in the spacious vaulted bonus room or retreat to the primary suite complete with a luxurious 5-piece ensuite. The developed basement provides even more flexibility with endless opportunities to suit your family's needs. Step outside to enjoy your outdoor space—an entertainer's dream featuring beautiful landscaping, a deck right off the kitchen, and a direct gas line for summer BBQs. Complete with central A/C, premium Hunter Douglas blinds, and easy access to Hwy 2, this exceptional property is completely move-in ready.