



GRASSROOTS
REALTY GROUP

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162, 2802 KINGS HEIGHTS Gate SE
Airdrie, Alberta

MLS # A2346639



\$369,900

Division:	Ravenswood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 285
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: N/A

Featuring 3 Bedrooms + Den/Flex, 10' Ceilings on the Entrance Level, Quartz Countertops, New Stainless Steel Appliances & an Oversized Single Attached Garage with Custom Storage! Welcome to Kings Heights! This bright and spacious townhome offers a functional layout in a quiet, family-friendly community close to schools, parks, playgrounds and walking paths. The entrance level features a large foyer, a versatile den/flex space and a convenient bathroom, all with impressive 10' ceilings. The open-concept main floor offers a modern kitchen with quartz countertops and newer stainless steel appliances, flowing seamlessly into the dining area and family room. The 9' ceilings, large windows and abundant natural light create a bright and welcoming living space. Upstairs offers 3 spacious bedrooms, a full bathroom and convenient laundry. The primary bedroom provides plenty of space for comfortable everyday living. The oversized single attached garage offers excellent parking and storage, complete with custom built-in shelving and ceiling storage to maximize every inch of space. Located in a quiet and family-friendly neighborhood, with schools, playgrounds, parks and walking paths all within easy reach. A great opportunity to own a spacious and affordable home in the desirable community of Kings Heights