



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 Kings Heights Dr SE
Airdrie, Alberta

MLS # A2346828



\$427,950

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,550 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Quartz Counters, Storage		

Inclusions: All Blinds

Welcome to this family home featuring 3 bedrooms, 2 1/2 bathrooms and a DOUBLE detached GARAGE and fenced back yard. The main floor offers an OPEN FLOOR PLAN with hardwood floors, dining room and living room, mudroom, 2 piece bathroom, a front BONUS/FLEX room which could be a great playroom, music room or sitting room. The kitchen features a NEWER microwave hood fan and garburator, dark maple cabinets, QUARTZ counter tops, STAINLESS STEEL appliances, and a large ISLAND eating bar. On the upper level, you will find a generous primary bedroom with a 4 piece ensuite and a walk-in closet. There are also 2 more good sized bedrooms, a 4 piece family bathroom and a CONVENIENT LAUNDRY room with a NEW washer and dryer. The fully FENCED back yard features a large DECK a newly sodded grass area and a double GARAGE. Up to 2 pets are allowed with Board approval. Ideally located across the street from The Heloise Lorimer Elementary School, the Hautes Plaines French School and a short distance from many shopping AMENITIES. Finally, low condo fees make this home a great choice!