



GRASSROOTS
REALTY GROUP

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703, 1225 Kings Heights Way SE
Airdrie, Alberta

MLS # A2351416

\$339,900

Division:	Kings Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this bright townhome in the desirable community of Kings Heights, offering two spacious primary suites and a double attached tandem garage. The open-concept main floor features laminate flooring, a comfortable living room and a central dining area. The kitchen offers quartz countertops, a large island with seating, stainless steel appliances and a built-in pantry. Step outside to the south-facing balcony for your barbecue. A two-piece bathroom completes this level. Upstairs, both bedrooms include walk-in closets and private ensuites, alongside convenient laundry and linen storage. The insulated and drywalled garage accommodates two vehicles and provides access to a patio. The well-maintained complex with reasonable fees features a landscaped courtyard, gazebo and ample visitor parking. Enjoy nearby ponds, pathways, parks and schools, with shopping, restaurants and quick access to the QEII just minutes away. Book your private showing today!