



THE
A-TEAM

**RE/MAX
FIRST**

2751 KINGS HEIGHTS Gate, Airdrie T4A 0K2

MLS® #: **A2143332** Area: **Kings Heights** Listing Date: **06/21/24** List Price: **\$499,999**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **2,131 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,521**
 Low Sqft:
 Ttl Sqft: **1,521**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane, Landscaped, Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line, Private Yard**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings**
 Int Feat: **Kitchen Island, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Den	Main	11`11" x 9`11"
Living Room	Main	15`2" x 11`1"
Bedroom - Primary	Second	18`11" x 12`7"
Game Room	Lower	19`4" x 18`3"
4pc Ensuite bath	Second	
2pc Bathroom	Lower	

Room	Level	Dimensions
Kitchen	Main	14`9" x 11`4"
Dining Room	Main	10`10" x 7`3"
Bedroom	Second	11`11" x 10`10"
4pc Ensuite bath	Upper	
2pc Bathroom	Main	
Laundry	Second	4`11" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$265

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0910740**

Remarks

Pub Rmks: **OPEN HOUSE Sat June 29th 2-4pm *** LOW CONDO FEES on this Great Bareland Townhome in Airdrie with a WALK-OUT LEVEL, DOUBLE DETACHED GARAGE and Landscaped Yard. Upon Entry you will notice the Front Flex Room which is a great Den/Office/Living Room with a Large Window for great light. The Main level features Hardwood Floors, a Spacious Living Room with Large Windows for Natural Light and Speakers. Walking into the Kitchen you will immediately notice the abundance of Cabinetry, Corner Pantry, Double Oven in the Stove, Appliances, Pot and Pan Drawers, Large Island, and extra Pot Lights. The Dining area can hold a Larger Table, has a Large Window and has Patio Doors opening to the West Facing Upper Deck that has a BBQ Gas Line. The Upper Level features 2 Huge Bedrooms both with 4 pc Ensuites and Walk-in Closets plus the Upper Laundry Room. The Walk-out level is Fully Finished with a great Family Room that has a 122" PROJECTION SCREEN that includes the Pioneer Receiver and Speakers, includes an Electric Fireplace Cabinet that blows great heat to keep the room nice and warm in the colder months, a dry bar area with Bar Mini Fridge, half bath, and an area perfect for Gym Equipment or Library. The Yard is Fully Fenced with Vinyl Fencing, is Beautifully Landscaped with Retaining Walls and Large Patio area. There is so much to love about this Home including Air Conditioning and the beautiful mature trees in the Yard. The Double Detached Garage has tons of Shelving for storage. Low Condo fees of \$265.00/month includes Front Maintenance and Snow Removal. This is a Bareland Condo. Pets allowed with Board Approval. Close to Shopping, Dining, Schools, and Transportation. Ensure to watch the Video Tour on your MLS link or on Realtor.ca**

Inclusions:
Property Listed By: **Projector, Receiver, Speakers, Electric Fireplace Cabinet, TV Wall Mount
RE/MAX Rocky View Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









