

1351 KINGS HEIGHTS Road, Airdrie T4A 0E8

MLS®#: **A2158549** Area: **Kings Heights** Listing Date: **08/16/24** List Price: **\$679,999**
 Status: **Active** County: **Airdrie** Change: **-\$20k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,176 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,044**
 Low Sqft:
 Ttl Sqft: **2,044**

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Landscaped,Other,Private,See Remarks**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Playground,Private Yard,Storage**

Construction: **Brick,Concrete,Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`8" x 5`9"	2pc Bathroom	Main	6`9" x 2`11"
Mud Room	Main	7`6" x 6`9"	Office	Main	10`7" x 9`3"
Living Room	Main	14`0" x 15`9"	Dining Room	Main	11`0" x 8`10"
Kitchen	Main	11`0" x 10`7"	Pantry	Main	3`9" x 3`8"
Other	Main	25`2" x 9`9"	Bonus Room	Upper	18`0" x 13`1"
Bedroom	Upper	9`11" x 9`9"	Laundry	Upper	8`10" x 5`9"
Bedroom	Upper	9`11" x 9`11"	4pc Bathroom	Upper	7`9" x 4`11"

Bedroom - Primary
4pc Ensuite bath
Family Room
Bedroom

Upper
Upper
Basement
Basement

12`4" x 14`11"
9`7" x 5`3"
15`4" x 18`10"
11`10" x 10`10"

Walk-In Closet
Furnace/Utility Room
Game Room
4pc Bathroom

Upper
Basement
Basement
Basement

6`8" x 5`10"
8`2" x 9`3"
8`6" x 10`4"
8`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0715940

Zoning:
R1

Remarks

Pub Rmks: **MASSIVE PRICE REDUCTION! LOCATION! LOCATION! LOCATION! Welcome to 1351 Kings Heights Road - Where Elegance Meets Comfort! Step into luxury with this exceptional fully finished walkout, the only one of its kind available in the coveted Kings Heights community. Crafted by McKee Homes, one of Airdrie's premier builders, this stunning two-storey home offers over 2,800 square feet of meticulously designed living space. Prime Location: Nestled in a fantastic neighborhood, this home is within walking distance to top-rated schools, picturesque parks, scenic biking and walking paths, and serene ponds. Plus, you're just minutes away from all essential amenities. First Impressions Matter: As you enter, prepare to be captivated by the "Venetiano" Old Italian Limestone walls that grace the main floor, setting the tone for the elegance that flows throughout the home. The open-concept design offers a spacious main floor that includes a versatile room that can be used as an additional bedroom or a home office, a cozy living room complete with a gas fireplace, and a beautifully appointed kitchen featuring a generous island and ample cabinet space. Upper Level Retreat: Ascend to the upper level, where you'll find a large bonus room bathed in natural light from big windows, perfect for family gatherings or a private retreat. The master suite is a true sanctuary, boasting a 4-piece en suite and a walk-in closet. Two additional bedrooms and a full 4-piece bath complete this level, offering comfort and convenience for the whole family. Lower Level Haven: The fully finished walkout basement is an entertainer's dream, featuring a spacious family room, a fourth bedroom, and another full 4-piece bath. Slide open the doors to your lower patio, elegantly finished with stamped concrete - an ideal spot for backyard bonfires and outdoor gatherings. Outdoor Living at Its Best: Enjoy endless entertaining options with a full-sized deck that seamlessly connects to the maintenance-free, landscaped backyard. Whether it's summer BBQs or quiet evenings under the stars, this outdoor space is perfect for creating lasting memories. This is the perfect family home in the desirable Kings Heights community, offering an unparalleled blend of luxury, comfort, and convenience. Don't miss the chance to make this dream home yours - call today to book your private viewing!**

Inclusions:
Property Listed By:

NONE
CIR Realty

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













