



THE
A-TEAM

**RE/MAX
FIRST**

1223 KINGS HEIGHTS Road, Airdrie T4A 0L6

MLS®#: **A2162661**

Area: **Kings Heights**

Listing Date: **09/04/24**

List Price: **\$764,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,637 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,217**

Low Sqft:

Ttl Sqft: **2,217**

DOM

14

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Landscaped,Private,Rectangular Lot,Secluded
Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Heated
Garage,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Other,Private Yard,Storage**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`9" x 10`3"
Living Room	Main	14`0" x 13`10"
Laundry	Second	5`11" x 5`6"
Bedroom	Second	10`0" x 9`11"
Bedroom	Second	9`7" x 9`0"
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	12`8" x 12`2"
Bonus Room	Second	18`0" x 11`7"
Bedroom - Primary	Second	14`5" x 13`11"
Bedroom	Second	10`0" x 9`11"
Bedroom	Basement	10`0" x 12`0"
4pc Bathroom	Second	

4pc Ensuite bath

Second

3pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1111019

Remarks

Pub Rmks: **Original Owners present this IMMACULATE FULLY FINISHED 2 Story with a fantastic CURB APPEAL. Upgraded Vinyl & Stone exterior with an extended front driveway & located across from a corner lot with ample parking. Greeted with a GRAND FOYER you immediately get a sense of a high-end executive home! 9 ft CEILINGS, upgraded millwork & gorgeous high-end floors. The GOURMET KITCHEN has a LARGE ISLAND, WALK THROUGH PANTRY, RICH CABINETS with GRANITE COUNTERTOPS, upgraded (Built-in) appliances & flows into the open concept dining room/living room where there is a COZY gas fireplace as focal point. Access to your private backyard featuring a TIMBER PERGOLA with HOT TUB, gas line to the BBQ & plenty of space for your kids to tire themselves out! Main floor is BRIGHT & features LOADS OF WINDOWS & great views of your yard! Built-in storage locker & convenient half bath complete this level nicely. The upper level offers 4 BEDROOMS, UPPER LEVEL LAUNDRY, LARGE VAULTED BONUS ROOM & plenty of space for the growing family! The PRIMARY RETREAT is HUGE with a GORGEOUS SPA-LIKE ENSUITE, two feature walls and a large WALK-IN closet. Three more bedrooms are well sized and there is another full bathroom for the kids/guests. There will be no fighting between kids on who gets what room! Professionally finished lower level offers a large REC space, WET BAR with matching finishes to upstairs, big windows, 5th. bedroom, full bathroom and ample storage space. DOUBLE ATTACHED HEATED GARAGE, Fully Fenced/Landscaped yard, DECK, upgraded lighting throughout, custom storage shed & very tasteful colours throughout are just a few more attributes to note. Walking distance to schools, shopping, parks, paths & all amenities making this home a must see! PRIDE OF OWNERSHIP & shows 10 out of 10! Book your private viewing today before this one gets snatched up!**

Inclusions: **Hot Tub, Garage Heater, Storage Shed.**
Property Listed By: **Legacy Real Estate Services**

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