



THE
A-TEAM

**RE/MAX
FIRST**

2802 KINGS HEIGHTS Gate #159, Airdrie T4A 0T3

MLS® #: **A2162913** Area: **Ravenswood** Listing Date: **09/05/24** List Price: **\$429,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,625 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,138**
 Low Sqft:
 Ttl Sqft: **1,138**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Granite Counters,High Ceilings,Separate Entrance,Track Lighting,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	10`6" x 7`3"
Dining Room	Main	7`11" x 9`9"	Living Room	Main	10`0" x 11`3"
Bedroom - Primary	Upper	10`4" x 14`9"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`3" x 10`6"	Bedroom	Upper	8`3" x 12`2"
4pc Bathroom	Upper	0`0" x 0`0"	Furnace/Utility Room	Basement	6`1" x 12`7"

Condo Fee:
\$348

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1510386**

Remarks

Pub Rmks: **This IMMACULATE & UNIQUE home has been lovingly maintained by its ORIGINAL OWNERS and is ready for a lucky new family to inherit. Unlike many of the units in this complex, This is a 2-STOREY WALKOUT LAYOUT with a MAIN LEVEL entrance. Enter from the garage or front door right into your main level; NO EXTRA FLIGHT OF STAIRS HERE to reach your living space! This is also an END UNIT, SEMI-DETACHED, where you share only one wall with your neighbours and have extra windows on one side. Plus- it is a WALKOUT with a FULL BASEMENT including a BATHROOM ROUGH -IN and a SEPARATE ENTRANCE to the PRIVATE, FENCED YARD. There is also an ATTACHED GARAGE with a DRIVEWAY for an additional vehicle, extra street parking just outside the yard plus visitor parking right across from the unit. Enter a spacious, bright foyer with a well appointed guest bathroom and access to the garage and basement. A couple of steps up to the 9FT Ceiling MAIN FLOOR with LAMINATE flooring, you'll find an open bright, concept living space. The chef-inspired kitchen boasts GRANITE countertops, UNDERMOUNT LIGHTING, stainless appliances, and a BREAKFAST BAR with ample seating and additional storage. The living area and dining space offer functionality and comfort with added NATURAL LIGHT streaming from ADDITIONAL END UNIT WINDOWS and also offers access to the quaint WEST FACING BALCONY to enjoy in the evenings. Follow this functional floor plan up a BRIGHT stairwell and landing that includes an UPPER FLOOR LAUNDRY behind double doors. The king-size primary bedroom suite includes a 4 Piece Ensuite with GRANITE Countertop and attached WALK-IN closet with yet another window. Two additional bedrooms are spacious and close to the main bathroom where GRANITE countertops continue. The living space continues with a rare WALKOUT lower level - spacious enough for an additional bedroom,home office or recreation area with rough-in for a BATHROOM. From this level, you'll find direct access to the fenced, landscaped yard and covered patio offering a chance for pets, children and families to enjoy your own outdoor space. Just steps from schools, parks, playgrounds and a transit stop, this is an ideal location for families and professionals alike. A meticulous and well run complex in the heart of the family friendly community of Ravenswood. An excellent opportunity to obtain a home that offers all the conveniences and flexibilities of a family home without the large price tag that usually accompanies one.**

Inclusions:
 Property Listed By: **3 floating shelves on main floor, TV Wall Mount RE/MAX First**

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











