



THE
A-TEAM

**RE/MAX
FIRST**

1031 KINGS HEIGHTS Road, Airdrie T4A 0M5

MLS®#: **A2164353**

Area: **Kings Heights**

Listing Date: **09/15/24**

List Price: **\$729,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**

Lot Information

Lot Sz Ar: **3,447 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,886**

Low Sqft:

Ttl Sqft: **1,886**

DOM

4

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Crown Molding,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`5"
Family Room	Main	10`1" x 14`2"
Kitchen	Main	10`9" x 14`2"
Storage	Main	12`0" x 6`8"
4pc Ensuite bath	Second	8`6" x 9`5"
Bedroom	Second	9`9" x 10`9"
Bedroom - Primary	Second	11`11" x 14`5"

Room	Level	Dimensions
Dining Room	Main	10`8" x 10`8"
Foyer	Main	9`0" x 5`10"
Living Room	Main	11`0" x 8`10"
4pc Bathroom	Second	4`11" x 8`4"
Bedroom	Second	11`6" x 9`7"
Family Room	Second	16`3" x 13`1"
Walk-In Closet	Second	8`7" x 5`6"

4pc Bathroom
Bedroom
Furnace/Utility Room

Lower
Lower
Lower

8`4" x 7`10"
9`9" x 11`10"
10`11" x 7`11"

Bedroom
Game Room

Lower
Lower

9`8" x 11`10"
15`5" x 15`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112688

Zoning:
R1-U

Remarks

Pub Rmks:

Welcome to Kings Heights in Airdrie—your dream 5-BEDROOM, 3.5-BATH home is ready to impress! From the moment you step into the SPACIOUS ENTRYWAY, you'll find a perfect spot for a HOME OFFICE or reading nook—versatile and functional! The MAIN FLOOR features a BRIGHT OPEN-CONCEPT LIVING ROOM, a LARGE KITCHEN with a HUGE ISLAND, and a convenient HALF BATH, ideal for family and guests. It's the perfect setup for whipping up family meals or hosting unforgettable dinner parties in over 2600 SQFT!!! Upstairs, you'll discover a MASSIVE BONUS ROOM and 3 LARGE BEDROOMS, including the PRIMARY SUITE with its own WALK-IN CLOSET and luxurious ENSUITE featuring a JETTED SOAKER TUB—your personal retreat after a long day. Head down to the FINISHED BASEMENT where you'll find 2 MORE SPACIOUS BEDROOMS, a full bath, and the ultimate space to gather your friends to watch the CALGARY FLAMES score a win! And here's the kicker: this home comes with SOLAR PANELS! Say hello to CHEAP CHEAP ELECTRICAL BILLS and enjoy eco-friendly living while saving money year-round and a 20 year warranty. A MEZZANINE IN THE GARAGE for extra STORAGE and you can still fit cars in there!! Step outside to your LUSH LANDSCAPED BACKYARD—a serene oasis perfect for relaxing evenings with friends, a glass of wine, and minimal yard maintenance thanks to the SLATE STAMPED CONCRETE PATIO AND SIDEWALK AROUND THE HOUSE TO THE DRIVEWAY and beautiful TREES AND FLOWERS providing privacy. With FRESH PAINT throughout THE INSIDE and unbeatable value, this home in KINGS HEIGHTS is a MUST-SEE. Don't wait—make it yours before someone else does!

Inclusions:
Property Listed By:

n/a
Real Broker

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











