



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1043 KINGS HEIGHTS Way, Airdrie T4A 0S2**

MLS®#: **A2174007**

Area: **Kings Heights**

Listing Date: **10/24/24**

List Price: **\$864,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **4,549 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,436**  
Low Sqft:  
Ttl Sqft: **1,436**

DOM

**29**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Level,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Separate Entrance,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`2"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`4" x 3`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`10" x 8`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>17`11" x 16`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 11`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 10`5"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>10`11" x 9`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`11" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`10"</b>

<b>Laundry</b>	<b>Basement</b>	<b>7`1" x 5`7"</b>	<b>Balcony</b> Legal/Tax/Financial	<b>Main</b>	<b>27`4" x 9`9"</b>
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Title:		Zoning:			
<b>Fee Simple</b>		<b>R1</b>			
Legal Desc:	<b>1411632</b>			Remarks	

Pub Rmks: **Location, Location...LOCATION!!! Prime End Lot. No neighbours to the immediate South & West providing unobstructed views of the scenic Pond & Walking Paths. Custom built Bungalow wit Walk-out Basement to grade with many added features. Vaulted Ceiling, South & West windows provide loads of natural light, Engineered Hardwood Flooring, living room with Gas Fireplace, Main Floor Primary Bedroom complete with Skylight for stargazing from your bed! 5pc Master En-suite bathroom includes Soaker Tub, Glass Shower, Dual Vanity Sink & Walk-in Closet. 2nd bedroom & 2pc bathroom also on main floor. Utility sink & laundry chute conveniently located outside primary bedroom. In the Kitchen; Walk-in Pantry, Granite Countertops, Stainless Appliances including Gas Range, Island with eating bar & sink that includes dedicated Instant Hot Water Tank mounted beneath the sink! South & West facing balcony with bbq gas line is accessed through the kitchen & grants beautiful views as the sun sets over the landscaped pond. The builder developed walk-out basement includes a huge bedroom, 4pc bathroom, bright Living room, potential for a 4th bedroom in undeveloped area which has a large egress sized window. A Separate Entrance that connects the basement to the garage provides convenience & privacy. Additional features include a Hot Water Line to the garage, Oversized Hot Water Tank, High Efficiency Dual Zone Comfort Control Furnace with thermostats in both the basement & main floor! Plenty of parking with the double attached garage, double driveway & opportunity for street parking if needed. The backyard has an exposed aggregate patio, raised garden beds & is completely fenced with gated access to the extensive walking paths & community features.**

Inclusions: **N/A**  
 Property Listed By: **2% Realty**

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



















