



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**338 KINGS HEIGHTS Drive, Airdrie T4A0S6**

MLS®#: **A2176000**

Area: **Kings Heights**

Listing Date: **10/29/24**

List Price: **\$694,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 01-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
City/Town: **Airdrie**  
Year Built: **2013**  
Lot Information  
Lot Sz Ar: **3,476 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,990**  
Low Sqft:  
Ttl Sqft: **1,990**

DOM

**53**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**  
Int Feat: **Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 18`11"	Dining Room	Main	11`0" x 10`6"
Kitchen	Main	11`0" x 14`9"	Pantry	Main	5`3" x 6`3"
Workshop	Main	10`5" x 10`0"	2pc Bathroom	Main	4`11" x 5`2"
Entrance	Main	9`7" x 6`4"	Walk-In Closet	Second	10`0" x 5`0"
Bedroom	Second	9`11" x 9`5"	Bedroom	Second	10`0" x 9`5"
Bonus Room	Second	17`11" x 13`5"	5pc Ensuite bath	Second	10`0" x 8`5"
Bedroom - Primary	Second	12`7" x 14`11"	Storage	Basement	10`10" x 9`1"

Furnace/Utility Room

Basement

10`8" x 12`4"

4pc Bathroom  
Legal/Tax/Financial

Second

8`10" x 6`2"

Title:  
**Fee Simple**  
Legal Desc:

1312433

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**Immaculate Former Show Home in Sought-After Kings Heights Airdrie** Step into this beautifully maintained former show home where pride of ownership shines throughout. Located in the heart of Kings Heights, this property offers unbeatable convenience—just steps from schools, parks, and all essential amenities. The open-concept main floor boasts 9-foot ceilings and elegant engineered hardwood floors, creating a warm and inviting space ideal for family living and entertaining. Whether you're relaxing in the bright living area or hosting in the spacious dining zone, the thoughtful design ensures comfort and functionality at every turn. Upstairs, the master retreat impresses with a stylish faux brick feature wall and soft recessed lighting, creating a cozy, modern ambiance. A spacious walk-in closet provides ample storage, while the luxurious 5-piece ensuite features a double vanity, soaker tub, glass-enclosed shower. Two additional spacious bedrooms showcase unique wallpaper accent walls, adding personality and charm to each space. A second full bathroom and a convenient upstairs laundry room complete the upper level, making everyday living a breeze. The attached garage offers custom cupboards for tools and storage, providing an organized space for DIY projects or seasonal items. A massive backyard deck and firepit for entertaining, a must see this home checks off all the boxes~

Inclusions:  
Property Listed By:

n/a  
**One Percent Realty**

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









