



THE
A-TEAM

**RE/MAX
FIRST**

2668 KINGS HEIGHTS Gate, Airdrie T4A 0K2

MLS®#: **A2176551**

Area: **Ravenswood**

Listing Date: **11/04/24**

List Price: **\$550,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,490

Year Built:

2015

Low Sqft:

Lot Information

Ttl Sqft:

1,490

Lot Sz Ar:

2,795 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Double Garage Detached

DOM

17

Layout

Beds: **3 (3)**

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Closet Organizers,Double Vanity,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`3" x 6`0"	Living Room	Main	12`2" x 13`11"
Kitchen	Main	14`0" x 11`9"	Dining Room	Main	9`6" x 11`10"
Pantry	Main	3`7" x 3`2"	Mud Room	Main	8`10" x 5`3"
2pc Bathroom	Main	6`7" x 2`11"	Bedroom - Primary	Upper	12`0" x 13`7"
Walk-In Closet	Upper	5`7" x 4`6"	4pc Ensuite bath	Upper	12`2" x 4`11"
Laundry	Upper	5`9" x 3`2"	4pc Bathroom	Upper	8`3" x 4`11"
Bedroom	Upper	10`10" x 9`3"	Bedroom	Upper	10`4" x 9`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

1512450

Remarks

Pub Rmks: **This stunning 3-bedroom, 2.5-bathroom half-duplex is located in the desirable Ravenwoods neighborhood of Airdrie. This property boasts modern finishes, an open floor plan, and an abundance of natural light throughout. Perfect for families or first-time home buyers! Interior Features an Open-Concept Living Area Ideal for entertaining with a spacious living room and dining area. Spacious Kitchen**: Equipped with stainless steel appliances, plenty of storage and access to the back deck great for BBQ's with friends Large primary bedroom with a 4 piece ensuite and walk-in closet. 2 additional generously sized bedrooms perfect for kids, guests- or a home office with mountain views. 2nd floor also includes another 4 piece bath and laundry. Basement is unfinished and ready for your ideas or great for storage. Home is completed with a well landscaped yard and 2 car garage with paved alley. This home is conveniently located close to many shops, schools pathways and parks along with just a short drive to Calgary. Call to book a showing today.**

Inclusions:
Property Listed By: **na
eXp Realty**

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









