



THE
A-TEAM

**RE/MAX
FIRST**

1170 KINGS HEIGHTS Way, Airdrie T4A 0S4

MLS®#: **A2179011**

Area: **Kings Heights**

Listing Date: **11/13/24**

List Price: **\$628,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,864**

Low Sqft:

Ttl Sqft: **1,864**

DOM

8

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Refrigerator,Stove(s),Washer**
Int Feat: **Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`6" x 8`8"
Foyer	Main	10`0" x 9`8"
Laundry	Upper	5`8" x 5`7"
Bedroom - Primary	Upper	16`0" x 11`0"
Bedroom	Upper	10`0" x 9`0"
4pc Bathroom	Upper	0`0" x 0`0"
Living Room	Main	16`0" x 12`3"

Room	Level	Dimensions
Dining Room	Main	10`6" x 10`0"
Bonus Room	Upper	18`0" x 13`0"
Mud Room	Main	6`0" x 4`0"
Bedroom	Upper	10`0" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1213093

Remarks

Pub Rmks: **Welcome to this charming two-storey home in the desirable community of Kings Heights, Airdrie! With 1,864 sq. ft. of well-designed space, this home offers three spacious bedrooms, 2.5 bathrooms, and an inviting upper-level bonus room perfect for family gatherings or a cozy retreat. The convenience of an upstairs laundry room adds ease to everyday living. On the main floor, you'll find an open-concept layout that seamlessly combines the living and dining areas with a gourmet kitchen, featuring a built-in wall oven, expansive island with granite countertops, and an oversized pantry—ideal for the home chef. Enjoy an abundance of natural light from numerous windows, creating a bright and welcoming atmosphere throughout. A roomy mudroom leads directly to the large double garage, adding functionality to the space. While this home needs a little TLC, it's a fantastic opportunity to add your personal touches and make it your own!**

Inclusions:
Property Listed By: **NA
KIC Realty**

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







