



THE
A-TEAM

**RE/MAX
FIRST**

1227 KINGS HEIGHTS Road, Airdrie T4A 0L6

MLS®#: **A2180021**

Area: **Kings Heights**

Listing Date: **11/21/24**

List Price: **\$584,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$14k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,903 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,581**

Low Sqft:

Ttl Sqft: **1,581**

DOM

30

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|--------|----------------|
| 2pc Bathroom | Main | 4`11" x 4`11" |
| Foyer | Main | 5`2" x 8`7" |
| Living Room | Main | 14`0" x 12`0" |
| 4pc Bathroom | Second | 7`10" x 4`11" |
| Bedroom | Second | 9`3" x 10`4" |
| Bedroom - Primary | Second | 13`11" x 14`7" |

| Room | Level | Dimensions |
|------------------|--------|---------------|
| Dining Room | Main | 7`0" x 9`11" |
| Kitchen | Main | 14`0" x 12`5" |
| 3pc Ensuite bath | Second | 9`3" x 4`10" |
| Bedroom | Second | 7`2" x 10`4" |
| Family Room | Second | 11`3" x 13`7" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111019

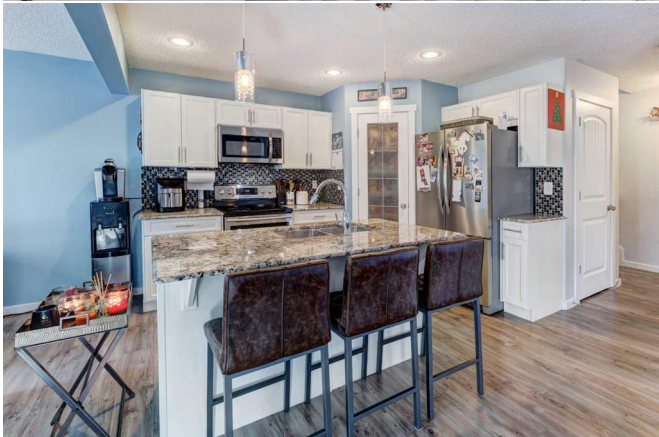
Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to this inviting 1576 sq ft family home in Kings Heights, where comfort and functionality reign supreme. Enjoy the convenience of an open-concept main floor, perfect for entertaining, with a stunning kitchen featuring granite countertops and a large pantry. Just off the corner style kitchen, a good sized dining area, and the living room with a natural gas fireplace. Upstairs, you'll find a versatile bonus room, the primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, and conveniently located upper level laundry. The unfinished basement is partially framed with a bathroom rough-in, providing ample opportunity for customization. Schools and shopping are located near by in this fantastic Airdrie community. Book your showing today!**

Inclusions:
Property Listed By: **TV mount in bonus
CIR Realty**

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





1227 Kings Heights Rd SE, Airdrie, AB

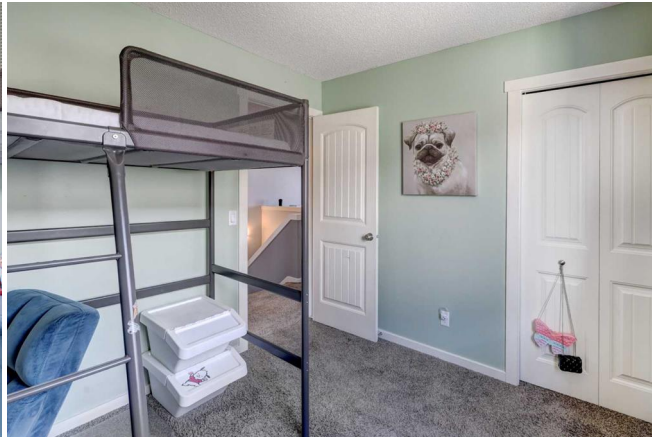
Main Floor Exterior Area 659.00 sq ft
Interior Area 627.82 sq ft
Excluded Area 382.22 sq ft



0 4 8 ft PREPARED: 2024/1/19

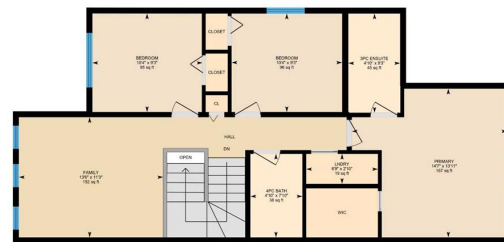
We represent an excluded floor area in GLACE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





1227 Kings Heights Rd SE, Airdrie, AB

2nd Floor Exterior Area 852.81 sq ft
Interior Area 519.33 sq ft
Excluded Area 3.73 sq ft

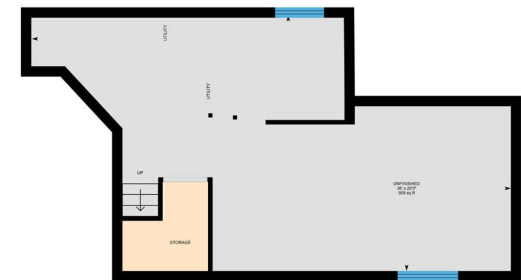


PREPARED: 2024/11/19

White regions are excluded from total floor area in EXLXCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 661.15 sq ft
Interior Area 583.82 sq ft



PREPARED: 2024/11/19

White regions are excluded from total floor area in EXLXCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

