



THE
A-TEAM

**RE/MAX
FIRST**

1225 KINGS HEIGHTS Way #204, Airdrie T4A 0T7

MLS®#: **A2181967**

Area: **Kings Heights**

Listing Date: **12/03/24**

List Price: **\$414,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2013**

Lot Information

Lot Sz Ar: **1,468 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached,Tandem

Finished Floor Area

Abv Sqft: **1,108**

Low Sqft:

Ttl Sqft: **1,108**

DOM

18

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 11`5"	Kitchen	Main	11`6" x 10`3"
Dining Room	Main	11`6" x 8`9"	Balcony	Main	10`4" x 4`8"
Bedroom - Primary	Upper	12`10" x 10`0"	Bedroom - Primary	Upper	11`8" x 8`10"
4pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
2pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1411293**

Remarks

Pub Rmks: **This exceptional 2 Storey Townhouse is a must-see! Perfectly designed for modern living, this home features two spacious Primary bedrooms, each with its own ensuite for ultimate privacy and comfort. The home has been thoughtfully updated with new carpet, fresh paint throughout, and professionally refinished kitchen cabinets. The main floor is bright and open, with a front dining area and a stylish kitchen featuring white cabinetry, Quartz countertops, stainless steel appliances, and an under-mount sink in the large center island - ideal for cooking and entertaining. The great room is a cozy space, complete with patio doors that open onto a balcony - perfect for enjoying the South sun or hosting a BBQ. Upstairs, you'll find the convenience of upstairs laundry, as well as two generous primary suites. The larger suite offers dual closets and a spacious ensuite, while both bedrooms offer comfort and privacy. The double tandem garage provides ample parking, and additional rare street parking is available for your guests. Enjoy the added benefit of being situated close to green spaces, walking paths, Kingsview Market, and easy access to the new 40th Ave overpass. With Cross Iron Mills Mall and a range of amenities just minutes away, this townhouse offers an ideal combination of comfort, style, and convenience!**

Inclusions: **1 Garage Remote**
Property Listed By: **2% Realty**

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







