



THE
A-TEAM

**RE/MAX
FIRST**

1180 KINGS HEIGHTS Road, Airdrie T4A 0K5

MLS®#: **A2184051**

Area: **Kings Heights**

Listing Date: **12/18/24**

List Price: **\$589,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 27-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **1,120**
Low Sqft:
Ttl Sqft: **1,120**

Lot Information

Lot Sz Ar: **3,469 sqft**
Lot Shape:

DOM

34
Layout
Beds: **5 (2 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	34`5" x 25`7"	Dining Room	Main	33`9" x 35`9"
Breakfast Nook	Main	38`9" x 30`6"	Kitchen	Main	43`0" x 36`5"
Living Room	Main	44`0" x 48`11"	4pc Bathroom	Main	23`4" x 13`6"
Bedroom - Primary	Main	34`5" x 39`9"	Walk-In Closet	Main	16`9" x 10`2"
Bedroom	Main	34`1" x 31`2"	3pc Bathroom	Main	22`4" x 18`1"
Furnace/Utility Room	Lower	33`2" x 23`4"	Storage	Lower	41`0" x 23`11"
Bedroom	Lower	54`2" x 39`0"	Flex Space	Lower	46`3" x 41`0"

**Laundry
Bedroom**

**Lower
Lower**

**19`8" x 22`4"
33`2" x 28`3"**

**4pc Bathroom
Bedroom**

Legal/Tax/Financial

**Lower
Lower**

**13`6" x 23`0"
29`10" x 37`5"**

Title:
Fee Simple
Legal Desc:

1111019

Zoning:
R1-L

Remarks

Pub Rmks:

This rare bi-level split home in the highly sought-after community of Kings Heights is a must-see! Completely renovated, this stunning 5-bedroom, 3-bathroom home offers over 2,000 square feet of modern living space, including a brand-new double detached garage. If you've been dreaming of a home that combines contemporary design with the convenience of a fully updated interior, this is the one for you! As you enter, the main floor immediately greets you with natural light and an open, inviting layout. The chef's kitchen is a true highlight, featuring sleek cabinetry, stainless steel appliances, and generous counter space—perfect for hosting gatherings. A cozy fireplace in the living area adds a warm touch, and easy access to the backyard makes it ideal for both indoor and outdoor entertaining. The primary bedroom includes a walk-in closet and a stylish en suite. The main floor also features a second bedroom and an updated bathroom. Downstairs, you have a flex room, plus three more large bedrooms, each offering plenty of space for your family's needs. Every inch of this home has been thoughtfully updated with fresh paint, modern lighting, and brand-new flooring and carpet throughout. Outside, you'll find the added bonus of a newly built double detached garage, offering ample storage and parking space. The home's systems are also up-to-date, with a furnace and hot water tank both under two years old, ensuring comfort and peace of mind for years to come. Located in the heart of Kings Heights, this home offers easy access to parks, schools, and amenities, providing the perfect balance of convenience and community. This is more than just a home; it's a lifestyle waiting for you to enjoy. Don't miss the opportunity to make it yours!

Inclusions:
Property Listed By:

**N/A
First Place Realty**

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









