



THE
A-TEAM

**RE/MAX
FIRST**

2748 KINGS HEIGHTS Gate, Airdrie T4A 0W4

MLS®#: **A2186188**

Area: **Ravenswood**

Listing Date: **01/10/25**

List Price: **\$534,900**

Status: **Pending**

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:

1,576

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,576

Lot Information

Lot Sz Ar:

2,974 sqft

Lot Shape:

DOM

12

Layout

Beds: **3 (3)**

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Street Lighting
Alley Access,Double Garage Detached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Open Floorplan,Recessed Lighting,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`0"
Kitchen	Main	12`5" x 18`6"
4pc Bathroom	Upper	5`9" x 8`4"
Bedroom - Primary	Upper	12`0" x 10`10"
Bedroom	Upper	14`11" x 9`6"

Room	Level	Dimensions
Dining Room	Main	6`0" x 14`7"
Living Room	Main	14`11" x 15`5"
4pc Ensuite bath	Upper	9`0" x 8`8"
Bedroom	Upper	8`11" x 9`4"
Storage	Basement	17`11" x 38`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

1512450

Remarks

Pub Rmks:

Welcome home to 2748 Kings Heights Gate! This beautiful, single owner, home is waiting for it's new owners, could that be you? Situated in the desirable neighborhood of Ravenswood, close to schools, shopping, bike paths, and highway access; this 3 bedroom, 2.5 bathroom home is waiting for the next family to make their mark. When you enter the home you are greeted by stunning high ceilings, light hardwood flooring, and an open concept main floor, perfect for entertaining. The large living room can hold a oversized sectional and large tv. You will then enter the kitchen with huge island, dark cabinetry, and granite counter tops. Finishing off the main floor is a powder room and access you your private, landscaped yard complete with a deck and double garage. Heading upstairs you will be welcomed by a large primary suite complete with walk in closet, and ensuite including a double vanity and stand up shower. Finishing off the upper level are two large bedrooms, a full bathroom, and upper floor laundry. The basement in this home is unfinished, with 9 foot ceilings and awaiting your personal touch! This home also comes with a full Telus security system installed, all you have to do is set it up and your home will be secure from day one. Are you ready to call this beautiful property home? Contact your favorite realtor today!

Inclusions:
Property Listed By:

**Security system and cameras
Royal LePage Benchmark**

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











