



THE
A-TEAM

**RE/MAX
FIRST**

1210 KINGS HEIGHTS Way, Airdrie T4A 0M5

MLS®#: **A2186653** Area: **Kings Heights** Listing Date: **01/11/25** List Price: **\$544,990**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Airdrie** Abv Sqft: **1,356**
 Year Built: **2012** Low Sqft:
 Lot Information Ttl Sqft: **1,356**
 Lot Sz Ar: **2,905 sqft**
 Lot Shape:

DOM

11
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Standard Shaped Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 11`1"	Living Room	Main	13`11" x 12`8"
Dining Room	Main	13`6" x 9`8"	2pc Bathroom	Main	5`0" x 4`8"
Bedroom - Primary	Upper	13`8" x 13`1"	Bedroom	Upper	10`10" x 8`11"
Bedroom	Upper	10`1" x 9`8"	4pc Bathroom	Upper	9`7" x 5`0"
4pc Ensuite bath	Upper	8`11" x 5`0"	Game Room	Lower	18`3" x 12`3"
Bedroom	Lower	10`9" x 10`3"	Office	Lower	10`3" x 7`1"
Furnace/Utility Room	Lower	7`5" x 6`7"	Furnace/Utility Room	Lower	

2pc Bathroom

Lower

7'0" x 5'7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112688

Zoning:
R2

Remarks

Pub Rmks: **Welcome to this updated, well-maintained, and much-loved home! This is the one you've been waiting for. Your new home has so much to offer! Boasting over 1,950 square feet of total living space, this fully finished home is located in the desirable community of King's Heights. It features lovely curb appeal, and a west-facing covered front veranda. Inside, you are greeted by an open-concept main floor. The spacious, bright living room includes a stunning feature wall. Adjacent to the dining room, there's a convenient nook perfect for a computer desk or hutch. The dining room easily accommodates a large table and connects seamlessly to the kitchen, which offers extra seating at the island. The kitchen boasts granite counters, ample counter space, black appliances, and plenty of storage. This main floor is perfect for hosting guests. The backyard includes a stamped concrete patio, a private yard, and a new double garage. Upstairs, you'll find two well-sized, beautifully decorated bedrooms with large closets, sharing a four-piece bathroom with built-in storage. The upper level also includes a laundry area and a large primary bedroom with a walk-in closet and a four-piece ensuite. As if that wasn't enough, the finished basement features a huge recreation room, plenty of storage, a fourth bedroom, another two-piece bathroom, and an office area. In 2023, the home underwent updates, including the addition of a garage, air conditioning, and new vinyl plank flooring and carpet throughout. This home offers plenty of space, and the backyard is fully landscaped, private, and fenced. Call today to see this move-in ready home, you won't be disappointed!**

Inclusions:
Property Listed By: **N/A**
Real Estate Professionals Inc.

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













