



THE
A-TEAM

**RE/MAX
FIRST**

382 KINGS HEIGHTS Drive, Airdrie T4A 0S2

MLS®#: **A2189682**

Area: **Kings Heights**

Listing Date: **01/23/25**

List Price: **\$780,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2017**

Lot Information

Lot Sz Ar: **3,907 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Rectangular Lot,See Remarks,Views**
Park Feat: **Double Garage Attached,On Street**

DOM

10
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **Chandelier,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-----------------|------------------------|
| Kitchen | Main | 14`10" x 12`10" |
| Living Room | Main | 15`0" x 14`4" |
| Mud Room | Main | 10`6" x 6`6" |
| Bedroom | Second | 9`10" x 10`10" |
| Bonus Room | Second | 18`5" x 13`1" |
| Bedroom | Basement | 10`4" x 11`8" |
| 2pc Bathroom | Main | 0`0" x 0`0" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 10`0" x 11`0" |
| Office | Main | 9`9" x 8`11" |
| Bedroom | Second | 9`11" x 11`0" |
| Bedroom - Primary | Second | 15`3" x 12`10" |
| Family Room | Basement | 14`2" x 12`8" |
| Bedroom | Basement | 10`8" x 13`8" |
| 3pc Bathroom | Basement | |

4pc Bathroom

Second

6pc Ensuite bath
Legal/Tax/Financial

Second

Title:
Fee Simple
Legal Desc:

1411632

Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to this extra bright, well kept two storey house with tons of upgrades including granite and tiles in all wet areas, tray ceilings, maple railings with iron spindles, pot lights throughout and engineered hardwood flooring. Locating right next to a huge soccer field makes this lot special. At entrance you are greeted by open to below foyer. Main floor has a half washroom, an extra bright office with south facing window looking directly to a huge open green, a good-sized living room located right in front of kitchen with an upgraded fireplace. Kitchen has white cabinets, granite counter tops, upgraded back splash, walk-through pantry, built in microwave oven, built in wall oven and gas cook top. Dining area leads to an 11 by 8 deck with BBQ gas line. Upstairs you will find large bonus room, a good-sized master bedroom which has its own 4-piece en-suite washroom with jetted tub, standing shower, his and her sinks and a walk-in closet. Additional two rooms are good sized and are located right next to main washroom. Convenient upstairs laundry with cabinets. 3 year new AC. 2 year new basement development with 2 good sized bedroom, huge family room, bathroom, separate entrance.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Mission Real Estate**

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











