



THE
A-TEAM

**RE/MAX
FIRST**

1225 KINGS HEIGHTS Way #903, Airdrie T4A 0T7

MLS®#: **A2199509**

Area: **Kings Heights**

Listing Date: **03/06/25**

List Price: **\$405,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey**

Lot Information

Lot Sz Ar: **1,427 sqft**
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,See Remarks**
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 8`4"	Kitchen	Main	11`10" x 11`8"
Dining Room	Main	11`6" x 10`11"	Laundry	Upper	3`7" x 2`10"
Bedroom - Primary	Upper	13`1" x 10`1"	Bedroom - Primary	Upper	11`9" x 9`3"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	
2pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$301

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1511390**

Remarks

Pub Rmks: **This Gorgeous Townhouse is a must-see! Perfectly designed for modern living, featuring 2 SPACIOUS PRIMARY SUITES, EACH WITH THEIR OWN FULL ENSUITE for ultimate privacy and comfort, Plus a 31' deep Attached, Tandem Garage. This bright & open plan exudes warmth and comfort, and includes tasteful upgrades throughout including laminate flooring, 9' ceilings, and a stylish kitchen featuring Quartz countertops, stainless steel appliances, plenty of cabinetry, and an under-mount sink - ideal for cooking and entertaining. The great room is a cozy space, complete with access to your lower patio area - perfect for enjoying the morning sun or hosting a BBQ. A 2 pce powder rom rounds out the mail level. Upstairs, you'll find the convenience of upstairs laundry, as well as two generous-sized primary suites, each with their own full ensuite & walk-in closet. Both bedrooms offer comfort and privacy. The double tandem garage provides ample parking, and additional driveway parking, with visitor parking a few steps away. Low condo fees of \$300.70 with pets being allowed. 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: **NA**
Property Listed By: **2% Realty**

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







