

1223 Kings Heights Road SE
Airdrie, Alberta

MLS # A2162661



\$764,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot, Seclude		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Hot Tub, Garage Heater, Storage Shed.

Original Owners present this IMMACULATE FULLY FINISHED 2 Story with a fantastic CURB APPEAL. Upgraded Vinyl & Stone exterior with an extended front driveway & located across from a corner lot with ample parking. Greeted with a GRAND FOYER you immediately get a sense of a high-end executive home! 9 ft CEILINGS, upgraded millwork & gorgeous high-end floors. The GOURMET KITCHEN has a LARGE ISLAND, WALK THROUGH PANTRY, RICH CABINETRY with GRANITE COUNTERS, upgraded (Built-in) appliances & flows into the open concept dining room/living room where there is a COZY gas fireplace as focal point. Access to your private backyard featuring a TIMBER PERGOLA with HOT TUB, gas line to the BBQ & plenty of space for your kids to tire themselves out! Main floor is BRIGHT & features LOADS OF WINDOWS & great views of your yard! Built-in storage locker & convenient half bath complete this level nicely. The upper level offers 4 BEDROOMS, UPPER LEVEL LAUNDRY, LARGE VAULTED BONUS ROOM & plenty of space for the growing family! The PRIMARY RETREAT is HUGE with a GORGEOUS SPA-LIKE ENSUITE, two feature walls and a large WALK-IN closet. Three more bedrooms are well sized and there is another full bathroom for the kids/guests. There will be no fighting between kids on who gets what room! Professionally finished lower level offers a large REC space, WET BAR with matching finishes to upstairs, big windows, 5th. bedroom, full bathroom and ample storage space. DOUBLE ATTACHED HEATED GARAGE, Fully Fenced/Landscaped yard, DECK, upgraded lighting throughout, custom storage shed & very tasteful colours throughout are just a few more attributes to note. Walking distance to schools, shopping, parks, paths & all amenities making this home a must see! PRIDE OF OWNERSHIP & shows 10

out of 10! Book your private viewing today before this one gets snatched up!