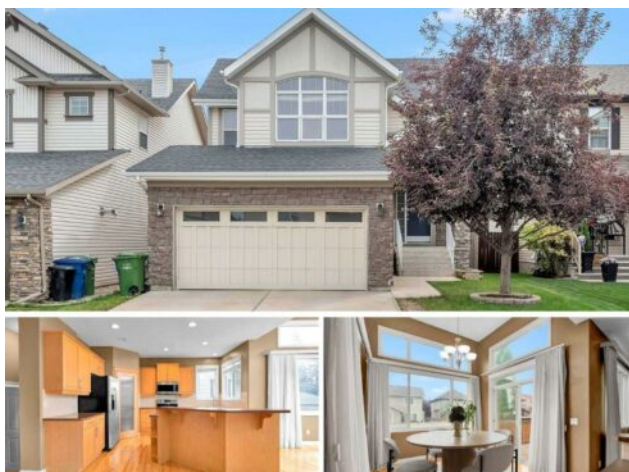


170 Kingsland Heights SE Airdrie, Alberta

MLS # A2237516

\$609,900



Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

Welcome to this amazing, functional, family home, located in the desirable community of Kings Heights. With just a few mins walking distance to Schools, Parks, Shopping, bike/walking path, and a 5 min drive to Genesis Place, all in a quiet prime location! As you enter, you're greeted by gleaming hardwood floors and an abundance of natural light. The main floor features a bright and open layout, including an inviting kitchen outfitted with granite countertops, custom backsplash and black appliances. The adjacent dining area opens onto a large backyard deck—perfect for summer barbecues and relaxing while the kids or pets play in the fully landscaped, SW facing private yard. Upstairs, you'll find a spacious bonus room, ideal for movie nights or a home theatre setup, plus three generous bedrooms. The primary suite offers a true retreat with a large walk-in closet, a stylishly updated ensuite featuring a corner tub, separate deluxe rain shower, and granite-topped vanities. The unfinished basement is ready to develop, offering plenty of opportunity for you to customize this additional space to suit your needs. This is more than just a house, it's a place to call home!