

**1346 Kings Heights Way SE  
Airdrie, Alberta**

**MLS # A2260600**

**\$659,900**



<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,727 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	N/A		

Step inside and you'll immediately notice the brand-new luxury vinyl plank flooring throughout the entire home, including the stairs &dash; giving the space a fresh, modern feel. The open layout flows beautifully, offering both comfort and functionality for everyday living. Upstairs, you'll find generous-sized bedrooms, a bright family bonus room, and the convenience of an upper-level laundry room. This home sits on a perfectly placed lot &dash; with no neighbours in front or behind you! Instead, enjoy peaceful views and a beautiful backyard that backs onto a walking path, perfect for evening strolls with the kids. The unspoiled basement is ready for your ideas with rough-ins, and a 2 large windows that could make way for another bedroom or 2 &dash; ideal for multigenerational living or growing families. King's Heights is one of Airdrie's most sought-after communities with quick access to HWY 2 via the new 40th Avenue Interchange, plus nearby schools, shops, and restaurants. This home is updated, inviting, and ready to welcome you. Book your showing today &dash; you won't want to miss it!