

**313 Kings Heights Drive SE
Airdrie, Alberta**

MLS # A2269177



\$614,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,909 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, High Ceilings, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s) | | |

Inclusions: N/A

4BED • 3.5BATH • Fully Finished • A/C • Fenced • Three-tier patio! This stunner Home brings style, comfort, and “wow, we live here now” vibes from the moment you walk in. The main floor features a floating white-stone gas fireplace that looks like it belongs in a magazine, upgraded flooring, and ceiling speakers so you can set the perfect soundtrack for everything from family dinners to spontaneous dance parties. The kitchen is armed with stainless steel appliances, under-cabinet lighting, and a designer backsplash that practically begs to be Instagrammed. Upstairs, you’ll find soaring 10-ft ceilings, oversized windows flooding the space with natural light, and a primary suite designed for maximum relaxation. Unwind with sunset views, a deep soaker tub, a walk-in shower, and a custom closet that finally solves the “where does all this go?” problem. The fully finished basement includes a full bathroom and flexible space perfect for movie nights, gaming, hobbies, or that home gym you might use at least twice. Stay cool with A/C, enjoy the finished garage, and appreciate the brand-new 2024 concrete along the side of the home—hello low-maintenance living! The private backyard is your personal retreat, complete with a three-tier patio, built-in sandbox, and swing set. Kids love it. Adults love that kids love it. Located just steps from ponds, pathways, playgrounds, schools, and shops—with quick access to Highway 2 for smooth commuting—you’re truly in the heart of convenience. Don’t wait—book your showing today before someone else calls this “home”! Nearby Schools: Heloise Lorimer School (K–5) right in Kings Heights. Bert Church High School (9–12) a solid high school option nearby. École Francophone

d’Airdrie (K–12) – French-language schooling in the community.