

**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
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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

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