



**601, 1225 Kings Heights Way SE
Airdrie, Alberta**

MLS # A2285791



\$355,000

Division: Kings Heights

Type: Residential/Five Plus

Style: Townhouse

Size: 1,228 sq.ft. **Age:** 2015 (11 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Oversized, Single Garage Attached

Lot Size: 0.03 Acre

Lot Feat: Corner Lot, Landscaped

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 307

Basement: None

LLD: -

Exterior: Composite Siding, Stone, Vinyl Siding, Wood Frame

Zoning: R3

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Smoking Home

Inclusions: N/A

Hello Airdrie! Welcome to this immaculately maintained END UNIT is truly the one you've been waiting for! Freshly painted and professionally cleaned, this bright and inviting home features spectacular windows, modern flooring and new light fixtures throughout the main floor. With an open-concept layout where the kitchen, dining, and family room flow seamlessly together, creating the perfect space for both everyday living and entertaining. Upstairs, you'll find a versatile flex area ideal for a home office or play space, a spacious secondary bedroom and full bathroom, a convenient upper-floor laundry, and a generous primary retreat complete with its own ensuite. Enjoy outdoor living with both a lower patio and upper deck, plus the added bonus of an oversized single attached garage and driveway for extra parking and storage. Situated in a quiet, well-managed complex offering a community gazebo and ample visitor parking, this home is surrounded by parks, scenic pathways around the ponds, bike paths and a pump track, and is just minutes from shopping and quick access to 40th Avenue for easy commuting. This is an exceptional opportunity to own a beautifully cared-for home in one of Airdrie's most fantastic communities.