

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

**MLS # A2285791**



# \$355,000

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                     |               |                   |
| <b>Type:</b>     | Residential/Five Plus             |               |                   |
| <b>Style:</b>    | Townhouse                         |               |                   |
| <b>Size:</b>     | 1,228 sq.ft.                      | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Oversized, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                         |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Landscaped            |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | \$ 307 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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.