

# \$864,900 - 1043 Kings Heights Way Se, Airdrie

MLS® #A2210921

**\$864,900**

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

PRIME END LOT!! No neighbours to the immediate South & West providing unobstructed views of the scenic Pond & Walking Paths. Custom built Bungalow with Walk-out Basement to grade with many added features. Vaulted Ceiling, South & West windows provide an abundance of natural light, Engineered Hardwood Flooring, living room with Gas Fireplace, Main Floor Primary Bedroom complete with Skylight for stargazing from your bed! 5pc Master En-suite bathroom includes Soaker Tub, Glass Shower, Dual Vanity Sink & Walk-in Closet. 2nd bedroom & 2pc bathroom also on main floor. Utility sink & laundry chute conveniently located outside primary bedroom. In the Kitchen; Walk-in Pantry, Granite Countertops, Stainless Appliances including Gas Range, Island with Eating Bar & sink that includes dedicated Instant Hot Water Tank mounted beneath the sink! South & West facing balcony with bbq gas line is accessed through the kitchen & grants beautiful views as the sun sets over the landscaped pond. The builder developed Walk-Out to Grade basement includes a huge bedroom, 4pc bathroom, bright Living room, potential for a 4th bedroom in undeveloped area which has a large egress sized window. A Separate Entrance that connects the basement to the garage provides convenience & privacy. Additional features include a Hot Water Line to the garage, Oversized Hot Water Tank, High Efficiency Dual Zone Comfort Control Furnace with thermostats in



both the basement & main floor! Plenty of parking with the Double Attached Garage, double driveway & opportunity for street parking if needed. The backyard has an exposed aggregate patio, raised garden beds & is completely fenced with gated access to the extensive walking paths & community features.

Built in 2015

### **Essential Information**

MLS® #	A2210921
Price	\$864,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1043 Kings Heights Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0S2

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Behind, Lake
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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