



# 1043 Kings Heights Way Airdrie Alberta

\$864,900

Location, Location...LOCATION!!! Prime End Lot. No neighbours to the immediate South & West providing unobstructed views of the scenic Pond & Walking Paths. Custom built Bungalow wit Walk-out Basement to grade with many added features. Vaulted Ceiling, South & West windows provide loads 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 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. (id:6769)

Family room 17.92 Ft x 16.75 Ft

Recreational, Games room 17.92 Ft x 9.08 Ft

Bedroom 14.67 Ft x 11.50 Ft

4pc Bathroom 8.00 Ft x 4.83 Ft

Laundry room 7.08 Ft x 5.58 Ft

Living room 13.17 Ft x 9.33 Ft

Kitchen 13.83 Ft x 12.83 Ft

Dining room 10.67 Ft x 9.17 Ft

Primary Bedroom 12.92 Ft x 10.42 Ft

Other 7.33 Ft x 3.92 Ft

5pc Bathroom 10.92 Ft x 9.67 Ft

Bedroom 14.83 Ft x 8.75 Ft

2pc Bathroom 5.08 Ft x 4.33 Ft

Other 27.33 Ft x 9.75 Ft

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