



# 1413 Kings Heights Boulevard Airdrie Alberta

\$799,900

Welcome to your new home in the coveted community of KINGS HEIGHTS, known for its family-friendly atmosphere, scenic parks, walking trails, and close proximity to main highways, excellent schools and amenities, making it one of Airdrie's most desirable neighborhoods. This stunning 2-Storey offers everything you've been dreaming of. The Move-In-Ready! features 4BED- 3.5BATH, Fully finished illegal BASEMENT SUITE & a beautiful- Fully LANDSCAPED South-Facing BACKYARD. As you step inside, you'll be greeted by luxury at every turn. The spacious Den/Sitting Room overlooking the front porch view, laminate flooring throughout, soaring HIGH ceilings open-to-above, & LARGE BRIGHT WINDOWS creating an inviting atmosphere. The Chef's Gourmet kitchen is a standout, complete with stainless steel appliances, GRANITE countertops, a massive kitchen island with a breakfast bar, & plenty of elegant white cabinetry. The adjacent dining area offers ample space for entertaining, sliding patio doors that provide a beautiful & serene view of the backyard. Step outside onto the fully loaded double-sided deck with GAS-line, perfect for outdoor entertainment and relaxation. With ample space for seating covered with an APPLE tree, a charming GAZEBO, & a patio surrounded with and mesmerizing LILAC Trees for extra privacy, ideal for hosting BBQ's or enjoying sunny afternoons with friends & family. Additionally, there's a 3rd deck with a potential of bonfire, perfect for long summer evenings, creating an enchanting atmosphere and making memories under the stars. The main level also boasts a cozy living room with a GAS FIRE PLACE, a huge DOUBLE-SIDED walkthrough PANTRY leading to the laundry room, double garage, & a convenient half bath on the side. Upstairs, you'll find an open-to-below design with 3 generously-sized bedrooms, including a massive primary suite with serene view of backyard, a luxu...

4pc Bathroom 4.83 Ft x 9.25 Ft

5pc Bathroom 12.33 Ft x 10.92 Ft

Bedroom 12.83 Ft x 15.50 Ft

Bedroom 10.50 Ft x 13.00 Ft

Primary Bedroom 15.50 Ft x 13.83 Ft

Other 4.67 Ft x 9.50 Ft

Living room/Dining room 27.75 Ft x 14.25 Ft

Furnace 7.25 Ft x 14.42 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Dining room 13.83 Ft x 10.00 Ft

Family room 15.08 Ft x 14.92 Ft

Kitchen 13.83 Ft x 10.58 Ft

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Listing Presented By:



Originally Listed by:  
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Other 9.08 Ft x 9.25 Ft

3pc Bathroom 6.25 Ft x 14.08 Ft

Bedroom 13.33 Ft x 10.50 Ft

Other 14.42 Ft x 7.08 Ft

Laundry room 8.08 Ft x 6.33 Ft

Living room 14.67 Ft x 13.83 Ft

Pantry 8.33 Ft x 7.58 Ft