



## 2761 KINGS HEIGHTS Gate Airdrie AB

\$318,800

WALKOUT...DOUBLE det'd garage..WEST facing PRIVATE back yard w/vinyl fencing...& a FULLY DEVELOPED home. LOOK no further! Entry to exit, you will not be disappointed. MAIN floor living offers a VERY nice front LIVING room/DEN, SPACIOUS entrance, LARGE windows allowing LOADS of natural light, a 2pce powder room & an OPEN concept Kitchen/family/dining room. The BEAUTIFUL kitchen has RICH CABINETRY, S.S appl's, GRANITE, LOTS of counter/cabinet space,corner pantry & raised eating bar open to the SPACIOUS family/living rm. & dining rm with access to the REAR deck. PERFECT for morning coffee & a barbeque! UPGRADED railing leads UPSTAIRS where you will find LAUNDRY & TWO MASTER SUITES complete w/WALK IN closets & PRIVATE PC ENSUITES. The WALKOUT bsmt. offers a HUGE recreation/games room,a GOOD sized den/craft rm.,a second SPACIOUS entry from the garage/yard, a 3 pce bath & storage. YARD is FULLY FENCED & LANSCAPED with a PATIO & a DOUBLE DETACHED GARAGE. STEPS away from schools, playgrounds, paths & shopping!



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