



## 1223 Kings Heights Road Airdrie Alberta

\$764,900

Original Owners present this IMMACULATE FULLY FINISHED 2 Story with a fantastic CURB APPEAL. Upgraded Vinyl & Stone exterior with an extended front driveway & located across from a corner lot with ample parking. Greeted with a GRAND FOYER you immediately get a sense of a high-end executive home! 9 ft CEILINGS, upgraded millwork & gorgeous high-end floors. The GOURMET KITCHEN has a LARGE ISLAND, WALK THROUGH PANTRY, RICH CABINETRY with GRANITE COUNTERS, upgraded (Built-in) appliances & flows into the open concept dining room/living room where there is a COZY gas fireplace as focal point. Access to your private backyard featuring a TIMBER PERGOLA with HOT TUB, gas line to the BBQ & plenty of space for your kids to tire themselves out! Main floor is BRIGHT & features LOADS OF WINDOWS & great views of your yard! Built-in storage locker & convenient half bath complete this level nicely. The upper level offers 4 BEDROOMS, UPPER LEVEL LAUNDRY, LARGE VAULTED BONUS ROOM & plenty of space for the growing family! The PRIMARY RETREAT is HUGE with a GORGEOUS SPA-LIKE ENSUITE, two feature walls and a large WALK-IN closet. Three more bedrooms are well sized and there is another full bathroom for the kids/guests. There will be no fighting between kids on who gets what room! Professionally finished lower level offers a large REC space, WET BAR with matching finishes to upstairs, big windows, 5th. bedroom, full bathroom and ample storage space. DOUBLE ATTACHED HEATED GARAGE, Fully Fenced/Landscaped yard, DECK, upgraded lighting throughout, custom storage shed & very tasteful colours throughout are just a few more attributes to note. Walking distance to schools, shopping, parks, paths & all amenities making this home a must see! PRIDE OF OWNERSHIP & shows 10 out of 10! Book your private viewing today before this one gets snatched up! (id:6769)

Bonus Room 18.00 Ft x 11.58 Ft

Laundry room 5.92 Ft x 5.50 Ft

Primary Bedroom 14.42 Ft x 13.92 Ft

Bedroom 10.00 Ft x 9.92 Ft

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4pc Bathroom Measurements not available

Bedroom 10.00 Ft x 12.00 Ft

3pc Bathroom Measurements not available

Kitchen 19.75 Ft x 10.25 Ft

Dining room 12.67 Ft x 12.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**Bedroom** 9.58 Ft x 9.00 Ft

**4pc Bathroom** Measurements not available

**Living room** 14.00 Ft x 13.83 Ft

**2pc Bathroom** Measurements not available