



# 1413 Kings Heights Boulevard Airdrie Alberta

\$779,900

LOCATION! LOCATION! LOCATION! Welcome Home to KINGS HEIGHTS, well known for it's 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 2-TIER DECKS 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 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 luxurious 5pc ensuite feat...

4pc Bathroom 1.47 M x 2.82 M

5pc Bathroom 3.76 M x 3.33 M

Bedroom 3.91 M x 4.72 M

Bedroom 3.20 M x 3.96 M

Primary Bedroom 4.72 M x 4.22 M

Living room/Dining room 8.46 M x 4.34 M

Furnace 2.21 M x 4.40 M

2pc Bathroom 1.50 M x 1.52 M

Dining room 4.22 M x 3.05 M

Family room 4.60 M x 4.55 M

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Listing Presented By:



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## RE/MAX Realty Professionals

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**Other** 1.42 M x 2.90 M

**Other** 2.77 M x 2.82 M

**3pc Bathroom** 1.91 M x 4.29 M

**Bedroom** 4.06 M x 3.20 M

**Other** 4.40 M x 2.16 M

**Kitchen** 4.22 M x 3.23 M

**Laundry room** 2.46 M x 1.93 M

**Living room** 4.47 M x 4.22 M

**Pantry** 2.54 M x 2.31 M