



2751 Kings Heights Gate Airdrie Alberta

\$499,999

OPEN HOUSE - SAT July 6th 1-3 pm ****Seller Motivated**** LOW CONDO FEES on this Great Bareland Townhome in Airdrie with a WALK-OUT LEVEL, DOUBLE DETACHED GARAGE and Landscaped Yard. Upon Entry you will notice the Front Flex Room which is a great Den/Office/Living Room with a Large Window for great light. The Main level features Hardwood Floors, a Spacious Living Room with Large Windows for Natural Light and Speakers. Walking into the Kitchen you will immediately notice the abundance of Cabinetry, Corner Pantry, Double Oven in the Stove, Appliances, Pot and Pan Drawers, Large Island, and extra Pot Lights. The Dining area can hold a Larger Table, has a Large Window and has Patio Doors opening to the West Facing Upper Deck that has a BBQ Gas Line. The Upper Level features 2 Huge Bedrooms both with 4 pc Ensuites and Walk-in Closets plus the Upper Laundry Room. The Walk-out level is Fully Finished with a great Family Room that has a 122" PROJECTION SCREEN that includes the Pioneer Receiver and Speakers, includes an Electric Fireplace Cabinet that blows great heat to keep the room nice and warm in the colder months, a dry bar area with Bar Mini Fridge, half bath, and an area perfect for Gym Equipment or Library. The Yard is Fully Fenced with Vinyl Fencing, is Beautifully Landscaped with Retaining Walls and Large Patio area. There is so much to love about this Home including AIR CONDITIONING and the beautiful mature trees in the Yard. The Double Detached Garage has tons of Shelving for storage. Low Condo fees of \$265.00/month includes Front Maintenance and Snow Removal. This is a Bareland Condo. Pets allowed with Board Approval. Close to Shopping, Dining, Schools, and Transportation. Ensure to watch the Video Tour on your MLS link or on Realtor.ca (id:6769)

Primary Bedroom 18.92 Ft x 12.58 Ft

Bedroom 11.92 Ft x 10.83 Ft

4pc Bathroom Measurements not available

Laundry room 4.92 Ft x 3.00 Ft

Recreational, Games room 19.33 Ft x 18.25 Ft

2pc Bathroom Measurements not available

Den 11.92 Ft x 9.92 Ft

Kitchen 14.75 Ft x 11.33 Ft

Living room 15.17 Ft x 11.08 Ft

Dining room 10.83 Ft x 7.25 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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

Listing Presented By:



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