



## 313 Kings Heights Drive Airdrie Alberta

\$614,900

4BED o 3.5BATH o Fully Finished o A/C o Fenced o Three-tier patio! This stunner Home brings style, comfort, and "wow, we live here now" vibes from the moment you walk in. The main floor features a floating white-stone gas fireplace that looks like it belongs in a magazine, upgraded flooring, and ceiling speakers so you can set the perfect soundtrack for everything from family dinners to spontaneous dance parties. The kitchen is armed with stainless steel appliances, under-cabinet lighting, and a designer backsplash that practically begs to be Instagrammed. Upstairs, you'll find soaring 10-ft ceilings, oversized windows flooding the space with natural light, and a primary suite designed for maximum relaxation. Unwind with sunset views, a deep soaker tub, a walk-in shower, and a custom closet that finally solves the "where does all this go?" problem. The fully finished basement includes a full bathroom and flexible space perfect for movie nights, gaming, hobbies, or that home gym you might use at least twice. Stay cool with A/C, enjoy the finished garage, and appreciate the brand-new 2024 concrete along the side of the home--hello low-maintenance living! The private backyard is your personal retreat, complete with a three-tier patio, built-in sandbox, and swing set. Kids love it. Adults love that kids love it. Located just steps from ponds, pathways, playgrounds, schools, and shops--with quick access to Highway 2 for smooth commuting--you're truly in the heart of convenience. Don't wait--book your showing today before someone else calls this "home"! Nearby Schools: Heloise Lorimer School (K-5) - right in Kings Heights. Bert Church High School (9-12) - a solid high school option nearby. Ecole Francophone d'Airdrie (K-12) - French-language schooling in the community. (id:6769)

4pc Bathroom 9.08 Ft x 5.00 Ft  
Recreational, Games room 21.75 Ft x 18.33 Ft  
Furnace 17.50 Ft x 13.08 Ft  
Other 3.92 Ft x 11.67 Ft  
2pc Bathroom 6.33 Ft x 5.67 Ft  
Dining room 9.50 Ft x 12.67 Ft  
Kitchen 10.17 Ft x 11.83 Ft

4pc Bathroom 9.42 Ft x 5.08 Ft  
4pc Bathroom 9.75 Ft x 9.08 Ft  
Bedroom 9.50 Ft x 11.25 Ft  
Bedroom 18.08 Ft x 9.75 Ft  
Bedroom 9.83 Ft x 12.00 Ft  
Laundry room 6.08 Ft x 6.50 Ft  
Primary Bedroom 13.17 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Living room 13.50 Ft x 19.00 Ft

Other 9.83 Ft x 6.00 Ft