

\$419,998 - 154, 2802 Kings Heights Gate Se, Airdrie

MLS® #A2108369

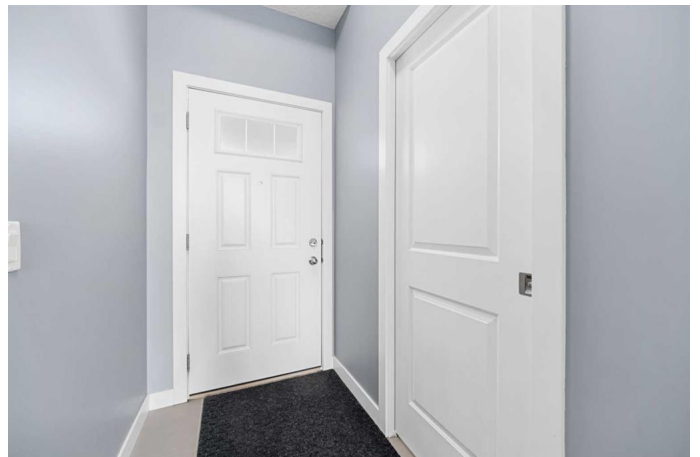
\$419,998

3 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.04 Acres

Ravenswood, Airdrie, Alberta

GORGEOUS & UNIQUE perfectly describes this HIGHLY UPGRADED 2 Storey WALK-OUT gem with 3 bedrooms. 2.5 baths, ATTACHED GARAGE, West facing, fenced yard & balcony with extra street parking plus visitor parking right across from the unit. UNIQUENESS to the other units is KEY here – What sets this home apart is its unparalleled layout - this is a 2-STOREY, unlike the typical 3-storey units, this boasts a main level entrance, where you walk right into your main level (foyer/kitchen/living space), eliminating the hassle of climbing multiple stairs with a load of groceries or little ones in tow – HUGE, HUGE BONUS! The main level also has a convenient bathroom, ensuring ease and practicality. This exceptional floor plan extends its appeal with a larger upper-level laundry area, LARGER PRIMARY BEDROOM, and a LARGE USABLE WALK-OUT BASEMENT with SEPARATE ENTRANCE – PERFECT FOR AN EXTRA BEDROOM, REC ROOM OR THE ULTIMATE RETREAT, this space adds immeasurable value & versatility - HUGE, HUGE BONUS! Step inside to discover a haven of comfort and style, adorned with new laminate flooring throughout (No Carpet) and fresh paint within the last 2 years. The chef-inspired kitchen boasts Granite countertops, sleek black appliances, and a wrap-around island with under mount sink & ample seating, perfect for entertaining. The generous living and dining areas effortlessly accommodate gatherings of



any size, plus a large west balcony for your BBQ. Ascend to the upper level to find a lavish primary suite featuring a walk-in closet and a private ensuite bath with Granite counter top, offering a serene sanctuary to unwind. Two additional bedrooms share another full bath with Granite counters, while a spacious laundry area adds convenience to daily routines. But the allure doesn't end there, this exceptional home also boasts a lower walk-out level, a rare feature not found in other units, offering direct access to the fenced yard with a separate back entrance, perfect for enjoying the outdoors or hosting gatherings. Conveniently located within walking distance to schools, parks, amenities and transit with a bus stop a few steps away, with reasonable condo fees of \$348/month, covering common area maintenance, Insurance, landscape/snow removal, this home offers the epitome of modern living. With immediate possession available, seize the opportunity to make this remarkable 2-storey your new home today! Don't delay—schedule your viewing now before it's gone!

Built in 2014

Essential Information

MLS® #	A2108369
Price	\$419,998
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,162
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	154, 2802 Kings Heights Gate Se
Subdivision	Ravenswood
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0T3

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 12th, 2024
Days on Market	25
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office 2% Realty

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