

\$679,900 - 317 Kings Heights Drive Se, Airdrie

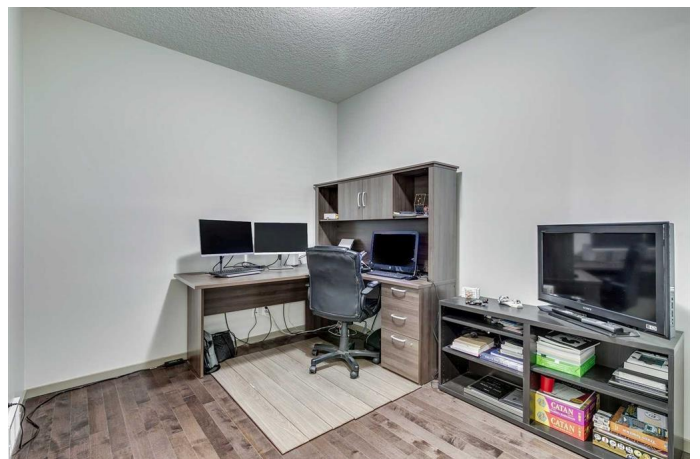
MLS® #A2108679

\$679,900

3 Bedroom, 3.00 Bathroom, 2,408 sqft
Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

OVER 2400 SQUARE FEET IN THIS IMMACULATE, "LIKE-NEW", "MOVE-IN CONDITION", OPEN CONCEPT 3 BEDROOM PLUS DEN 2 STORY, NESTLED IN THE DESIRABLE COMMUNITY OF KINGS HEIGHTS!! Hardwood & tile flooring plus 9 ft ceilings extend throughout the main floor of the property. A convenient office is located off the foyer, perfect for a home business or could be used as a fourth bedroom. The large West facing windows look out on those gorgeous evening sunsets, streaming golden light onto the main floor. The kitchen features a large island with quartz countertops, solid wood extended height cabinets, custom hood fan, luxurious stainless steel appliances, large breakfast nook & a walk through pantry that leads to the mudroom & the attached oversized double garage. The living room features a beautiful stone clad gas fireplace with custom built-in shelving. The bonus room with vaulted ceilings features a 6'8" x 4'11" wet bar, complete with sink, built-in cabinets & mini fridge. The three bedrooms are all oversized & the king-sized master features a luxurious en-suite that includes a beautiful soaker tub, glass shower & an oversized 12'8" x 8'2" walk-in closet to accommodate even the most fashion conscious. The unfinished basement is the perfect space to customize & make your own, with roughed in plumbing & legal egress windows. Private West treed yard with a huge poured patio, hot tub & sitting area under a



gorgeous wooden pergola to keep you & your guests in the shade as you enjoy this peaceful oasis. Close to shopping, parks, playgrounds, schools & walking paths, along with the Number 2 Highway, everything you could possibly need and more!

Built in 2014

Essential Information

MLS® #	A2108679
Price	\$679,900
Sold Price	\$677,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,408
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	317 Kings Heights Drive Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0S6

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2024
Date Sold	March 28th, 2024
Days on Market	37
Zoning	R1-U
HOA Fees	84.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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