

\$699,500 - 245 Kings Heights Drive Se, Airdrie

MLS® #A2191779

\$699,500

3 Bedroom, 3.00 Bathroom, 2,184 sqft
Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Welcome to this fantastic Fully Finished Family Home with a total of 3072 sqft of living space on 3 levels. This former Reid Built show home is sure to impress with loads of upgrades including added windows, vaulted ceilings in bonus room and master, beauty wall details throughout, pot lighting, tankless water heater, full height kitchen cabinets and built-in surround system in living room, master, bonus room and garage. Upon entering you're welcomed by a spacious foyer with double coat closet, and lovely open staircase. The main living area features an open floorplan with lots of natural light, 9 foot ceilings and hardwood flooring throughout. The oversized living room with gas fireplace is great for relaxing with friends and family and includes added windows as does the dining room. The kitchen has full height kitchen cabinets with glass inserts and under cabinet lighting, beautiful granite counter tops, large island, stainless steel appliances (fridge and dishwasher under 1 year old) and wait till you see the walk-through butler pantry with loads of additional storage. A mudroom with built-in locker benches and walk-in coat closet is perfect for kids storage and 2pc bath complete this level. Upstairs you find a huge master bedroom with wainscoting, a beautiful cushioned window seat, vaulted ceiling, a gorgeous 5pc ensuite with vaulted ceiling, double vanity with granite countertop, corner soaker tub with separate shower and a big walk-in closet. The two spare rooms are a



good size with a 4pc main bath conveniently located beside. The huge bonus room is also highlighted with a vaulted ceiling and wonderful for movie nights. The upstairs is finished off with a super nice sized laundry room complete with cabinets, lots of storage and a sink. The finished basement offers beautiful flooring and a huge rec room that could be used for exercising, entertaining, a games room, craft room and could easily be divided to include a bedroom or two. The utility room also has loads of storage space. Outside we have a good sized west facing backyard with large deck and gazebo, fully fenced and gas-line for BBQ hook-up. Finally, the double attached garage is extended to 22.5â€™ able to fit a truck and is complete with drywall, paint and includes baseboard heating plus extensive lighting. Fantastic move-in ready home waiting for itâ€™s new family to enjoy.

Built in 2009

Essential Information

MLS® #	A2191779
Price	\$699,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 245 Kings Heights Drive Se

Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Front Drive
# of Garages	2

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2025
Days on Market	41
Zoning	R1
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office

Evolve Realty

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