

154, 2802 Kings Heights Gate SE  
Airdrie, Alberta

MLS # A2199246



**\$434,900**

<b>Division:</b>	Ravenswood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Guest, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** TV Mounts x3

This stunning and unique 2-storey walk-out gem perfectly combines convenience and modern living. Featuring 3 spacious bedrooms, 2.5 baths, and an attached garage, this west-facing residence boasts an inviting fenced yard and a delightful balcony for outdoor relaxation. You'll appreciate the extra street parking, as well as visitor parking conveniently located right across from your unit. What truly sets this home apart is its exceptional layout. Unlike the typical 3-storey units, you enter this beautiful space at the main level, where you'll find a seamlessly integrated foyer, kitchen, and living area—no more struggling up multiple flights with groceries or little ones in tow! A conveniently located bathroom on this level adds to the ease and practicality. The appeal continues with a larger upper-level laundry area and a generously sized primary bedroom, complete with a walk-in closet and an ensuite bath featuring elegant granite countertops. You'll also find 2 additional good sized bedrooms, and another full bathroom. The WALK-OUT BASEMENT providing direct access to the fenced yard is a true standout, offering a separate entrance and endless possibilities as an extra bedroom, recreation room, or your personal retreat. It's an incredible bonus that adds versatility and value! As you step inside, you'll be greeted by comfortable and stylish living spaces adorned with new laminate flooring (no carpet!) and freshly painted walls in the last 2 years. The chef-inspired kitchen, complete with granite countertops, sleek black appliances, and a wrap-around island with ample seating—perfect for entertaining family and friends. The spacious living and dining areas make hosting gatherings a breeze, and don't forget about the sizable west-facing balcony, ideal for barbecues. Situated within walking distance to schools, parks, amenities, and public transit (with a bus stop

just steps away), this home offers the pinnacle of modern living at an attractive condo fee of just \$348/month!