

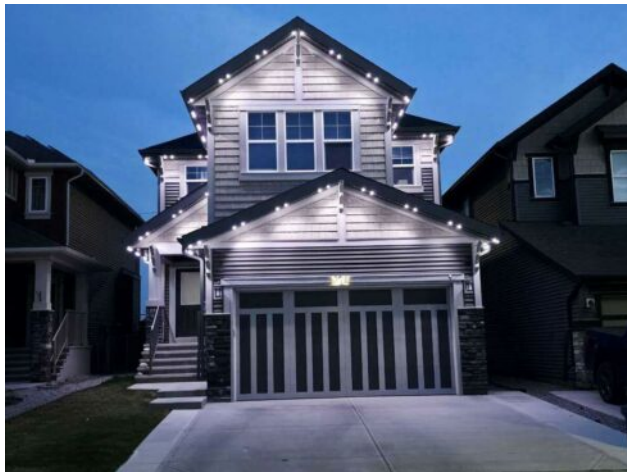


**GRASSROOTS**  
REALTY GROUP

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**238 Kingfisher Crescent SE**  
**Airdrie, Alberta**

**MLS # A2219832**



**\$759,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, No Neighbors		

**Heating:** Forced Air, Natural Gas, Zoned

**Floors:** Carpet, Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** dining room large wall clock

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

For more information, please click the "More Information" button. This home in Kings Heights is truly an impressive find, blending comfort, style, and energy efficiency. With just a short walk to the pathways leading to the ponds and park, it's perfect for family living and outdoor enthusiasts. Built in 2018 by Jayman, it stands out with sustainable energy-efficient features such as triple-pane windows, a high-efficiency furnace, a tankless water heater, and zoned heating and cooling across two levels. Plus, it's already prepped for solar panels, making it future-ready! With over 3,000 square feet of living space, the home offers 4 bedrooms and 3.5 bathrooms, ideal for growing families. You'll appreciate the many upgrades, such as 9-foot ceilings, luxury vinyl plank flooring, and stylish quartz countertops in both the kitchen and upper bathrooms. The open-concept layout features a chef's kitchen equipped with top-tier KitchenAid stainless steel appliances, two large islands that provide both functionality and a breakfast area, while a bar with two fridges adds a unique touch for entertaining. Upstairs, the spacious laundry area, walk-in linen closet, and bonus room offer convenience, along with three generous bedrooms. The main bathroom features a double-sink vanity and plenty of counter space. The master suite is a highlight, offering breathtaking views and an ensuite with luxury details: his and hers sink vanities on opposite sides of the wall, his and hers separate walk-in closets, a makeup vanity, a soaking tub, a walk-in shower, and a private toilet area; perfect for couples seeking personal space. The backyard is fully landscaped, offering privacy with no rear neighbors and an 8-foot fence. Plus, the home is still under builder's warranty, making it an ideal choice for peace of mind and anyone looking for a well-maintained, modern home. If you're ready to step into

a home that combines luxury, sustainability, and functionality, this one is a must-see!