



GRASSROOTS
REALTY GROUP

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296 Kingston Way SE
Airdrie, Alberta

MLS # A2229274



\$660,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

This gorgeous upgraded home with walk-out basement and south backing yard is perfectly located along quiet walking paths to the nearby ponds. The bright open main floor plan offers a kitchen with gleaming granite counters and large island, a walk through pantry, a large dinning area that steps out onto a huge upper deck for the BBQ enthusiasts. The open living room offers a beautiful fireplace with mantel and large south window. Also on this level you will find a 2 piece bath and a handy mudroom to your oversized heated garage that will fit a full sized truck and features an upgraded quiet close door with the ability to operate it remotely from your personal device. On the upper level, there are 2 bedrooms, a huge master bedroom with walk in closet and a spa-like 5 piece ensuite. Also on this level for your enjoyment is a great bonus room that perfectly separates the bedrooms for privacy, another full bathroom, and a bright upper laundry (new washer purchased Feb 2023). The full unfinished walk-out basement has a great layout for future development with rough ins for a future bathroom in place. This home has also been upgraded with a newer furnace (Feb 2024), a concrete pathway beside the house leading to the backyard, and Hardie board accents on the front and chimney. Move in and enjoy all the amenities close by in a fantastic sought after community. The city of Airdrie tax assessment values this home at 711,000 .