



GRASSROOTS
REALTY GROUP

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**1209 Kingsland Road SE
Airdrie, Alberta**

MLS # A2233359



\$725,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Flood Plain, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Suite Appliances: Basement Refrigerator, Stove, Dishwasher, Hoodfan, Washer, Dryer		

Welcome to your dream home in King's Heights, one of Airdrie's most sought-after neighbourhoods. This beautifully maintained two-storey walk-up home offers the perfect blend of comfort, style, and location. Situated on a private lot with no neighbours behind, you'll enjoy peaceful living with ample space for outdoor relaxation, entertaining, or simply soaking up the tranquil atmosphere of the surrounding green space. Step inside to discover a spacious and functional floor plan designed for modern family living. The kitchen is a true standout — featuring granite countertops, an oversized central island, an abundance of cabinetry for all your storage needs, and a corner pantry that provides even more convenience. Whether you're a seasoned chef or a casual cook, this kitchen is sure to inspire. Adjacent to the kitchen is a bright and airy breakfast nook that flows seamlessly into the open-concept living room. Here, you'll find new flooring, a cozy gas fireplace, and large windows that flood the space with natural light, creating a warm and welcoming ambiance for everyday living or entertaining guests. Upstairs, you'll find a massive private bonus room — complete with its own electric fireplace and half bath — perfect for a home office, family movie nights, or a playroom for the kids. This level also features three generously sized bedrooms, including a luxurious primary suite with a huge walk-in closet and a spa-like 5-piece ensuite featuring his and her sinks, a deep soaker tub, and a separate walk-in shower. This fully developed illegal basement suite features a separate entrance, offering a private and self-contained living space. Thoughtfully designed which includes all necessary amenities and presents a fantastic opportunity for additional revenue or flexible use. Additional features include a spacious dining area, and thoughtful layout

details throughout. The home is ideally located just minutes from schools, including Airdrie's Francophone school, shopping centers, parks, and all the essential amenities. Plus, you'll love the extensive walking and biking trail system that winds throughout King's Heights, offering endless outdoor recreation opportunities right at your doorstep. Don't miss your chance to own this exceptional home in one of Airdrie's finest communities.