



**GRASSROOTS**  
REALTY GROUP

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**262 Kingfisher Crescent SE**  
**Airdrie, Alberta**

**MLS # A2233939**



**\$725,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,531 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Fire Pit

Open House Saturday July 12th Noon-2pm. The world becomes brighter after walking into your new home at 262 Kingfisher Crescent. This exceptionally maintained Jayman built home has over 2500 Sq. Ft. of developed space with an open concept main floor, brimming with natural light under 9-foot ceilings. The pot lights throughout and accented gas fireplace provide endless atmospheric light when the sun goes down. The spacious kitchen features beautifully finished wooden cabinets, quartz countertops, sizeable pantry, perfectly designed around the oversized centre island. The secondary island with a framed view to the dining area, could make a comfortable breakfast bar. Step out into your own outdoor oasis in the south-facing backyard, with two seating areas, tall privacy fencing, and a large lawn accented with young, fast-growing aspen trees and various shrubbery. Home and outside are perfect for entertaining guests and family gatherings. Upper level of house has 3 bedrooms, a dedicated home office space, laundry room, 4-piece bathroom and a bonus room that brings it all together. The primary bedroom is the ultimate hideaway with his and hers closets, dual vanities, dressing table, and ensuite bathroom with a private water closet. The undeveloped basement is open for endless possibilities to make the space however you dream it to be. This home's location in the desirable Airdrie community of King's Heights is conveniently situated to parks, schools, amenities and major thoroughfares. Book your showing now to your private Airdrie oasis!