



GRASSROOTS
REALTY GROUP

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162 Kingfisher Crescent SE
Airdrie, Alberta

MLS # A2241458



\$599,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,817 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

4 BEDROOMS | 3.5 BATHS | IMMACULATE | Welcome to 162 Kingfisher Crescent SE, located in the desirable Southeast neighborhood of King's Heights! As you step inside this wonderfully maintained 4 bedroom, 3.5 bathroom home with 2371 square feet of total livable space, you'll be captivated by large east-facing windows that fill the space with natural light. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring vinyl flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen is a chef's paradise, featuring Quartz countertops and an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the deck for outdoor grilling and entertaining in the incredible back yard. The spacious Primary bedroom is your private sanctuary, offering ample walk-in closet space, and providing access to your 5-piece ensuite bathroom. The fully finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more. You can find comfort on those hot summer days with the air conditioning and warmth in the cooler months with a high-efficiency furnace. Outside you will find a large deck and spacious yard, perfect for relaxing or hosting outdoor gatherings. Don't miss out on this home, located on a quiet street within walking distance of King's Heights bridge and pathways, all while having access to all essential amenities. This house won't stay on the market for long, schedule your private viewing today!