



GRASSROOTS
REALTY GROUP

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251 Kingsbridge Road SE
Airdrie, Alberta

MLS # A2241856



\$534,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,393 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Greenbelt, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

STUNNING FULLY FINISHED WALKOUT BACKING ONTO A GREENBELT IN KING'S HEIGHTS! Welcome to this beautifully maintained and thoughtfully designed two-storey walkout home offering over 1,870 sq ft of living space. Nestled on a quiet street and backing onto a peaceful green space, pride of ownership is evident throughout. The bright and airy main floor is filled with natural light thanks to large west-facing windows and features an open-concept layout perfect for entertaining. The chef-inspired kitchen boasts upgraded stainless steel appliances—including a gas range with convection oven—tall cabinetry, granite countertops, a central island, and a spacious pantry. Upstairs, you'll find TWO large primary suites, each with a walk-in closet and private ensuite—ideal for guests, multi-generational living, or roommates. The fully developed walk-out basement feels anything but below grade, with 9-ft ceilings and oversized windows. This level offers a generous recreation room, laundry area (with a roughed-in and drywalled bathroom ready for completion), and plenty of storage. A fourth bedroom could be added with just a wall and door. For added convenience, additional laundry hookups are available on the upper level. Step outside into your sunny west-facing backyard oasis, fully fenced, landscaped, and incredibly private—perfect for kids, pets, or summer gatherings. Recent upgrades include fresh interior paint throughout, giving the home a like-new feel. Located just steps from parks, dog parks, walking paths, schools, and shopping, with easy access to both Stoney and Deerfoot Trails—this home truly checks all the boxes. Welcome to King's Heights—your next chapter starts here!

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