



**GRASSROOTS**  
REALTY GROUP

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**117 Kingsland Court SE**  
**Airdrie, Alberta**

**MLS # A2242671**



**\$829,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                          |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 2,603 sq.ft.                           | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                              |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Pie Shaped Lot |               |                   |

|                    |                                                                                                                    |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Wood                                                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s) |                   |    |

**Inclusions:** N/A

DON'T LET THE EXTERIOR FOOL YOU, STEP INSIDE AND BE AMAZED! This home is full of surprises with its spacious layout, and thoughtful details, that make it perfect for a growing family. Offering over 3,600 sq ft of finished living space, a fully developed walkout basement, and soaring 10 ft ceilings on the main level, this home has a layout designed for comfort and entertaining. The main level greets you with a grand foyer and open staircase, flowing into a bright living room featuring hardwood floors, custom built-ins surrounding a cozy gas fireplace, and large windows that fill the space with natural light. The kitchen is a chef's dream with granite countertops, warm wood cabinetry, a walk-in pantry, and a large central island, perfect for entertaining. The dining area flows seamlessly out to an upper deck, perfect for morning coffee or summer BBQs. Upstairs, the vaulted bonus room provides a flexible space for movie nights, or a quiet retreat. Two generously sized bedrooms, a full main bath, and a large laundry room with abundant cabinetry and storage. The primary suite is a private oasis featuring vaulted ceilings, a charming window bench, spa-like ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement adds a 4th bedroom, full bathroom, ample storage and a large family room with direct access to your backyard sanctuary. Mature trees, an exposed aggregate patio, and a dog run make this space as functional as it is inviting. Additional perks include central A/C, a garage with a generous amount of storage, and a location on a quiet cul-de-sac. Living in King's Heights means enjoying scenic walking paths, nearby playgrounds, excellent schools, and convenient access to shopping, restaurants, and commuter routes This home truly must be seen to be appreciated!

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