



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

106 Kingfisher Crescent SE
Airdrie, Alberta

MLS # A2249015



\$549,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,626 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: HOT TUB.

Welcome to 106 Kingfisher Crescent SE in the sought-after community of King's Heights — One of Airdrie's top ranked family neighbourhoods, celebrated for its schools, pathways, and family-friendly atmosphere. This beautifully maintained, fully finished 2-storey semi-detached home offers over 2,200 sq ft of developed living space with 4 bedrooms and 3.5 bathrooms, including a professionally developed basement (2024, with permits). Step inside to a bright, open-concept main level featuring 9' ceilings, brand new luxury vinyl plank flooring, and a seamless flow between kitchen, dining, and living areas — perfect for family life and entertaining. Upstairs, the spacious primary suite offers a 3-piece ensuite and walk-in closet, complemented by two additional well-sized bedrooms, a second full bath, and upper-level laundry. The basement adds a fourth bedroom, third full bath, and large rec room, ideal for teens, guests, or family movie nights. Additional highlights include an oversized single attached garage with storage, nearly maintenance-free backyard with premium evergreen turf, and a new on-demand hot water system. The location is exceptional: just 4 minutes to both the public and Catholic K-6 schools, 5 minutes to Kingsview Market, and only half a block to pathways that link to ponds, parks, and greenspaces. Commuting is a breeze with quick access to the QE2 Highway. Aggressively priced for a quick sale, this move-in ready home offers the perfect blend of style, functionality, and family-friendly living in one of Airdrie's most desirable communities.