

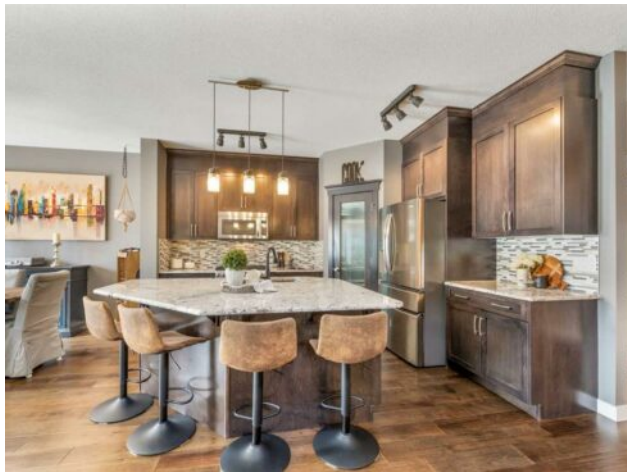


GRASSROOTS
REALTY GROUP

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**112 Kingsbridge Way
Airdrie, Alberta**

MLS # A2249234



\$684,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Gazebo, Fireplace in primary (only if buyers want it)		

Welcome to this beautifully updated two-storey home in desirable Kings Heights. Enjoy a south-facing backyard with no homes behind and a fully landscaped yard with an oversized deck. Inside, you'll find new hardwood floors, updated light fixtures and outlets. Brand new air conditioning (2023) and a new furnace (2024). The kitchen features ceiling-height cabinets, a gas stove, and a granite island—great for entertaining. Upstairs, every bedroom has a walk-in closet and the laundry room has been updated for convenience and offers tons of storage. The basement was framed and wired with permits by the previous owners and is ready for your finishing touches. The community offers parks, walking paths, the Kingsview shopping area, plus two schools, preschool, and daycare close by.