



GRASSROOTS
REALTY GROUP

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151 Kingsbridge Road SE
Airdrie, Alberta

MLS # A2260995



\$579,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,563 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Under | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stone, Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar | | |

Inclusions: Shed

Beautifully renovated with timeless style and a thoughtful layout, this Kings Heights home enjoys one of the largest pie lots in the community backing directly onto a greenspace and pathway. A quaint front porch welcomes guests while offering a quiet spot to enjoy morning coffee. Inside, the open concept main floor combines function and elegance with a neutral colour palette, durable luxury vinyl plank flooring and abundant natural light. The kitchen inspires culinary creativity with crisp white cabinetry, stainless steel appliances, a centre island for casual meals, a walk-through pantry for easy grocery unloading and a coffee bar for everyday convenience. The adjacent dining area with designer lighting flows seamlessly into the inviting living room where a gas fireplace adds cozy ambience. A powder room with a stylish feature wall completes the level. Upstairs, the primary retreat impresses with generous proportions, a walk-in closet and a private 4 pc ensuite. Two additional bedrooms are both bright and spacious, paired with a 4 pc main bath. Laundry on this level adds everyday ease. The finished basement continues the home's stylish design, offering a versatile rec room with space for both cozy family movie nights and lively game evenings. A well-appointed wet bar makes entertaining effortless and keeps snacks and drinks close at hand. Also on this level is a generously sized 4th bedroom creating a private retreat for guests, while the beautifully updated 4 pc bathroom showcases a floor to ceiling tile feature wall and modern fixtures that add spa-like sophistication. Outdoor living reaches new heights thanks to the massive pie-shaped yard. A 2-tiered deck provides space to unwind, dine al fresco and barbeque, while a separate firepit area invites long summer evenings under the stars. Lush landscaping, expansive lawn space for kids and pets to

play, a storage shed and built-in irrigation further elevate this private outdoor escape. Completing the property is a front-attached garage with additional driveway parking. Unbeatably located in a family-friendly and highly walkable neighbourhood, this home is surrounded by schools, playgrounds, parks, fountains, pathways and even a timber amphitheatre. Shopping, dining and quick access to the QEII for commuting are only minutes away. This home blends lifestyle, comfort and location into one complete package!