



GRASSROOTS
REALTY GROUP

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222 Kingfisher Crescent SE
Airdrie, Alberta

MLS # A2267368



\$684,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,246 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Mount (x2), Tool Storage Racks In Garage		

Welcome home to this stunning property in one of Airdrie's most loved south communities, Kings Heights; with easy and quick access to Deerfoot. Perfectly tucked away on a quiet crescent, this home backs onto beautiful acreage properties, offering a rare sense of space and peaceful, country-style living just minutes from Kingsview Market, its amenities, and a nice selection of nearby schools. Inside, soaring two-storey windows flood the main living area with natural light — a breathtaking view you can also enjoy from the second level. The main floor features ultra-durable laminate floors, a spacious living room centered around a stunning feature fireplace, and a chef's kitchen with upgraded appliances, and sleek quartz counter throughout. A main floor office/den conveniently placed by the front entrance provides an ideal space for work or study. Upstairs, you'll find three spacious bedrooms, including a primary suite with a large walk-in closet with built-ins and a spa-inspired 5pc ensuite. You'll love the open view of the main living area below, where sunlight pours through the dramatic windows. A spacious vaulted ceiling bonus room, along with wainscoting and feature walls throughout, add timeless charm and a perfect amount of living space. The undeveloped basement with a rough-in bathroom awaits your finishing ideas, while the double attached garage provides everyday convenience. Step outside to a large backyard with plenty of room to play, relax, and grow. This home perfectly blends light, luxury, and livability, offering the warmth of country charm with the convenience of city life.