



**112 Kingsbridge Way SE  
Airdrie, Alberta**

**MLS # A2267562**



**\$654,900**

**Division:** Kings Heights

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,836 sq.ft. **Age:** 2012 (14 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener

**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

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R-1S

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, 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), Drywall in basement

Welcome to Kings Heights, where this updated two-storey pairs everyday function with rare backyard privacy. With no homes behind and a south-facing yard, the main living spaces are bright from morning to evening. Outdoors is set for easy hosting: a landscaped yard, oversized deck, and screened gazebo create multiple zones for dining, relaxing, and play. Inside, style and comfort come with hardwood flooring, refreshed lighting, and thoughtful details throughout, plus peace of mind from new A/C (2023) and a new furnace (2024). The kitchen delivers form and function with ceiling-height cabinets, granite counters, a gas range, and a generous island for prep and gatherings. Upstairs keeps life organized: walk-in closets in every bedroom and an updated laundry room with added storage. The basement is framed and wired with permits, giving you a head start on a media room, gym, or additional living area. Location seals the deal. You're moments to parks, walking paths, Kingsview Market, and a full range of schools, preschool, and daycare. Move-in ready, well cared for, and built to grow with you. This is one to see.