



**GRASSROOTS**  
REALTY GROUP

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**251 Kingsbridge Road SE**  
**Airdrie, Alberta**

**MLS # A2274446**



**\$487,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Immaculate McKee-built home with a bright, sunny west-facing backyard in family-friendly Kings Heights. This fully developed walkout offers so much space for everyday living, with an open main floor featuring durable laminate flooring, a spacious living/dining area, and a beautiful kitchen with stone countertops, gas stove, and a walk-in pantry. Upstairs you'll find generous bedrooms with walk-in closets and ensuites, plenty of natural light, plus thoughtful storage for busy families. The walkout level is fully finished, giving you flexible space for a rec room, playroom, home gym, or teen hangout &ndash; whatever your life needs next. It could even be easily converted into a bedroom and living room area! Outside, enjoy the fully fenced and landscaped yard, sunny west exposure, and charming front veranda &ndash; perfect for morning coffee or visiting with neighbours. This home also features a high-efficiency furnace and hot water tank, and an attached garage for extra convenience. This could be the one! Book you're showing today. All of this in a prime location: walk to nearby schools, parks, playgrounds, ponds, a skating rink and community garden, with great access to paths and green spaces. Commuting is easy with quick connections to 40th Avenue and then onto Highway 2, plus nearby shopping and everyday amenities just minutes from your door.