



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2468 Kingsland View SE
Airdrie, Alberta**

MLS # A2281680



\$689,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: None

This stunning two-storey Jayman-built family home offers over 3,000 square feet of fully developed living space and sits on a large, flat lot in a perfect location. The main floor is bright and welcoming, featuring a spacious living room, a large family room with a cozy fireplace, and a beautiful kitchen with granite countertops, warm cabinetry, a large island, and a sunny nook. A mudroom with built-in cabinets and main-floor laundry adds everyday convenience, all thoughtfully laid out with hardwood flooring throughout. Upstairs, you'll find four generous bedrooms and a bonus room, including a relaxing primary bedroom with a walk-in closet and private ensuite, plus a full main bathroom. The fully finished lower level offers a huge recreation room, two additional bedrooms, a three-piece bathroom, and plenty of storage space. Outside, the yard is fully landscaped and perfect for family barbecues, entertaining, or simply enjoying the outdoors. The attached double garage is spacious enough for two vehicles and all your extra gear. This home truly has it all and is a must-see.