



247 Kingston Way SE
Airdrie, Alberta

MLS # A2286556



\$895,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,633 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Oversize		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Window Coverings, Storage Shed

OPEN HOUSE - SATURDAY MARCH 20 12PM-4PM! Welcome to 247 Kingston Way SE — an exceptional executive home situated on a massive corner lot in the prestigious community of Kings Heights. Offering over 2,600 sq ft above grade plus a professionally developed basement, this rare 5-bedroom property combines luxury, space, and thoughtful upgrades with outstanding functionality for growing families. From the moment you step inside, you are greeted by soaring 9’ ceilings, expansive windows, and an abundance of natural light that fills the main level. The open-concept design is anchored by a stunning gourmet kitchen featuring granite countertops, high-end cabinetry, a convenient walk-through pantry, a huge island, and new stainless steel appliances including fridge, dishwasher, and stove. The kitchen flows seamlessly into the spacious dining area and inviting living room, highlighted by a cozy fireplace and custom built-ins — creating the perfect space for both everyday living and entertaining. A main floor den/home office offers privacy for remote work, while the bright sunroom provides additional flexible living space ideal for relaxing or hosting guests. Upstairs, the impressive primary retreat offers generous proportions, a walk-in closet with direct access to the ensuite, and a luxurious 5-piece ensuite designed for comfort and relaxation. Two additional large bedrooms share another 5-piece bath, plus laundry room, ensuring no one compromises on space. A vaulted bonus room with a second fireplace completes the upper level — perfect for movie nights or a quiet family retreat. The professionally developed basement expands your living space even further with two additional bedrooms, a full bathroom, a spacious recreation area, and ample storage. Significant recent upgrades include a new furnace, new

50-gallon hot water tank, new air conditioning unit (2023), new garage doors, and new carpet — providing peace of mind and modern comfort for years to come. The oversized triple attached heated garage is a true standout feature, offering incredible storage and functionality, including a unique rear overhead door providing direct access to the backyard. Outside, the west-facing yard is fully landscaped and designed for low maintenance, complete with a private deck, RV parking, storage shed, garden boxes and full fencing — ideal for entertaining, relaxing, or accommodating recreational vehicles. Located within walking distance to parks, scenic pathways, water features, new schools, shopping, and with convenient access out of town, this home offers executive living in one of Airdrie’s most desirable communities. A rare opportunity to own a move-in-ready estate property that delivers luxury, space, and lifestyle — all in one remarkable address.