



231 Kingsbridge Road SE
Airdrie, Alberta

MLS # A2288163

\$515,000



Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,376 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed

Bright & Beautiful in King's Heights! This fully finished duplex has incredible natural light throughout, including the WALKOUT basement! With 3 bedrooms above grade, there is space for everyone and the front ATTACHED GARAGE doesn't take up any backyard space so there is tons of room for kids & pets to play. Recently added landscaping provides a space for enjoying outdoor fires during our long summer nights. Upper deck and lower patio give various spaces to hang out, garden and BBQ in this WEST-FACING yard. The main floor layout is so thoughtful with an extra-long kitchen peninsula for both food prep and an eating area, while there is still space for a full-sized dining room for family dinners. The living room enjoys big windows and space for your sectional couch. The modern kitchen has plenty of storage including a full pantry! And the powder room is nicely tucked away, far from the action. Upstairs, you will find a generously sized primary suite including full ensuite and walk-in closet, as well as two additional bedrooms and full bath. The lower level is an incredible multi-purpose area for a media space, home gym, office, kids play room or more and has another 2-piece bathroom. Bonus - the garage is fully drywalled & painted and the front driveway is long enough for any second vehicle! Modern styling and open-concept living make this home move-in ready! King's Heights offers ponds, pathways, schools & shopping, everything you need right at your fingertips! And if you do commute into Calgary or the airport, you have easy access onto Deerfoot at the south end of town.