



**58 Kingfisher Crescent SE  
Airdrie, Alberta**

**MLS # A2290224**



**\$534,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,633 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Built in garage shelving

Nestled in the peaceful Kings Heights neighbourhood of Airdrie, this meticulously cared-for Jayman built half duplex offers the perfect blend of comfort and convenience with no condo fees. From the moment you step inside, you're greeted by an abundance of natural light that enhances the home's warm and inviting atmosphere. The spacious foyer provides quick access to the attached oversized single garage, complete with built-in shelving for added storage and year-round parking, while the oversized driveway comfortably accommodates two additional vehicles. Custom blinds are installed throughout the home, adding both style and privacy. At the heart of the property is a stunning kitchen featuring premium stainless steel appliances, sleek modern cabinetry, a timeless colour palette, a luxury gas range, and an island finished with upgraded quartz countertops. The kitchen flows seamlessly into the dining area and opens onto a generous deck and fully fenced backyard complete with fruit trees, garden space, and a convenient BBQ gas line hook-up, making outdoor entertaining effortless. The contemporary open-concept design allows you to remain connected with guests while preparing meals. Upstairs, the primary bedroom offers a spacious walk-in closet with premium built-ins — a feature extended to every closet in the home — along with a well-appointed ensuite bathroom. The upper level also includes a versatile bonus room, two additional bedrooms, a full main bathroom, a linen closet and effortless upstairs laundry, ensuring comfort and privacy for the whole family. The partially finished basement boasts a professionally set-up recreation room with discreet pot lighting and a built-in sound system, creating an ideal space for movie nights and gaming, while the bathroom has already been framed, ready for future completion.

Additional mechanical upgrades include a hot water on-demand system, an 8-panel 4-kilowatt solar system and a water softener system, enhancing efficiency and everyday comfort. Situated in the heart of this established community, the home offers easy access to nearby bike paths, green spaces, picnic areas, schools, and convenient routes to Highway 1, CrossIron Mills, and Calgary &mdash; all without the delays of train crossings &mdash; making this an exceptional opportunity to secure a truly move-in-ready home in a sought-after location. Click the link to view the virtual tour!