



**94 Kingfisher Crescent SE
Airdrie, Alberta**

MLS # A2293413



\$524,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,536 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Low Maintenance		

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

Features: Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, TV Mount(s), Under Mount Lighting in Kitchen, Blinds, All Lighting shown in Listing Photos including Ceiling Fan & Remote, Garage control & Garage Door Opener, Any extra Carpet & Paints left by the Builder, HRV & On-Demand Hot Water System, Basement Gym Mirrors, Main Floor Hallway Mirror

A duplex that doesn't feel like one, thanks to a layout you don't often find. With a bonus room upstairs and over 1,500 sqft, this one stands out right away. Built in 2018, this home offers the space, functionality, and flexibility that many buyers hope to find but rarely do in this price range. Step inside to a bright, open-concept main floor with 9ft ceilings throughout, where the kitchen, dining, and living areas come together seamlessly, creating an amazing space to entertain and for everyone to feel connected. The kitchen is both stylish and practical, complete with quartz countertops, stainless steel appliances, an oversized central island, under-cabinet lighting, a classic subway tile backsplash, and an amazing walk-in pantry for added storage. Upstairs is where this home truly separates itself. In addition to three generously sized bedrooms, you'll find a bonus room! A feature not often available in similar duplex layouts. Whether you need a home office, playroom, or additional lounge space, this flexible area adds real everyday value. You'll also appreciate the convenience of side-by-side upper-floor laundry, along with a well-appointed primary bedroom featuring a large walk-in closet and its own ensuite, with a shower. The two additional bedrooms are positioned at the front of the home, providing added privacy for the primary, and are both a great size for kids, guests, or whatever suits your needs. These bedrooms share a full bathroom complete with a tub. The undeveloped basement offers excellent future potential and is already being enjoyed as a gym and hangout space. It also features hot water on demand and is roughed-in for a future bathroom, giving you the option to expand and add value over time. Outside, the low-maintenance composite deck with metal railings creates the perfect setting for summer evenings, while the fenced

backyard offers just the right amount of space for kids, pets, or entertaining, without the upkeep of a larger lot. Aspen columnar trees were planted last summer and will continue to mature, offering added privacy as they fill in through the spring and summer, along with beautiful colour in the fall. The single attached garage is drywalled, insulated, and painted, and is currently set up as a functional workshop and storage space, plus there is additional driveway parking. Located within walking distance to scenic ponds and pathways, and just minutes to Deerfoot Trail for an easy commute into Calgary, this home offers a really convenient lifestyle. You're also close to amenities like CrossIron Mills, along with a pump track over in Lanark Landing, plus all the everyday shopping, dining, and services Airdrie has to offer. With a layout that just makes sense, modern finishes throughout, and a location that offers both lifestyle and convenience, this home delivers exceptional value in today's market.