



**23 Kingston View SE**  
**Airdrie, Alberta**

**MLS # A2293731**



**\$679,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Backyard: Firepit and Woodburning Stove; Dining Room: Wall Plate Rack Display; Garage Shelves

Meticulously maintained and lovingly cared for, this beautifully appointed two-storey home in the coveted King’s Heights community is being offered by its original owner. Built in 2011 and purchased directly from the builder, this property presents a rare opportunity—homes on this quiet street seldom come to market, with the last sale occurring in 2021. From the moment you step into the spacious foyer, you’ll appreciate the thoughtful layout designed for everyday family living. The open-concept main level blends connection and functionality seamlessly. The kitchen is both practical and elegant, featuring custom cabinetry, granite countertops, stainless steel appliances, a large central island with breakfast bar, and a walk-through pantry that connects directly to the mudroom and garage—making busy mornings and grocery runs effortless. The mudroom is a true highlight for growing families. Designed as a functional transition space, it offers ample room for coats, backpacks, sports equipment, and boots—keeping daily life organized and the main living areas clutter-free. With direct access to the pantry and kitchen, the flow is both intentional and efficient, perfectly suited for busy households. A separate dining area offers generous space for holiday gatherings and milestone celebrations, while the inviting living room with a gas fireplace creates the perfect setting for cozy evenings together. Step outside to what can only be described as an urban sanctuary. The beautifully curated backyard is a gardener’s dream—private, peaceful, and thoughtfully designed. Whether enjoying long summer evenings on the patio, gathering around the firepit with friends, or watching children play, this outdoor space is ready to create lasting memories. Upstairs, the spacious primary retreat comfortably accommodates a king-sized bed

plus a seating area. The spa-inspired 5-piece ensuite features a soaker tub, standalone shower, dual vanities, and a generous walk-in closet. Two additional large bedrooms and another full 5-piece bathroom provide ideal space for growing families. The vaulted bonus room, with its dramatic wall of windows, is flooded with natural light and offers the perfect space for movie nights, homework sessions, or relaxed family time. Oversized windows throughout the home, all complete with custom blinds, invite abundant natural light into every room. A convenient 2-piece powder room completes the main level. The unfinished basement offers a blank canvas—an expansive space waiting for your creativity to design additional living areas tailored to your family’s needs. Located just steps from ponds, walking paths, parks, schools, and shopping, this home combines space, thoughtful upgrades, and lifestyle in one of Airdrie’s most sought-after family communities. A rare opportunity to put down roots in King’s Heights—move-in ready and built to grow with you for years to come. This home will not last long. Call your favourite realtor and book a private showing today!