



GRASSROOTS
REALTY GROUP

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222 Kingsland Court SE
Airdrie, Alberta

MLS # A2139129



\$649,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Lawn, Garden, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Masonite, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV mounts, Refrigerator (Garage), Garage workbenches, Couches, BBQ

HUGE PIE LOT!!! Located in the heart of this sought-after neighborhood of Kings Heights, Airdrie! This stunning detached home offers an **ENORMOUS** backyard with a large patio and storage shed, along with an impressive 2,544 sq/ft of total living space, perfectly designed to accommodate all of your family's needs. Upon entering, you'll be greeted by a freshly painted interior (6 months), including a modern refresh of the kitchen cabinets, giving the home a bright and contemporary feel. The main floor boasts an open-concept layout featuring a spacious living area, a gourmet kitchen, a cozy dining area & perfect for family gatherings and entertaining. Washer, Dryer and Refrigerator (2023) **BRAND NEW CONDITION**. This home offers four generously sized bedrooms and 3.5 bathrooms. The master suite is a true retreat, complete with a luxurious en-suite bathroom, soaking tub and ample walk-in closet space. The additional bedrooms are perfect for children, guests, or even a home office. The fully developed basement adds significant value, providing extra living space that includes a full bathroom, electric fireplace, large bedroom, large storage space & ideal for a recreation room, home gym, or additional guest suite. Situated on a generous 5,597 sq/ft lot, the property features a beautifully landscaped yard, offering plenty of space for outdoor activities and relaxation. Location is everything, and this home excels in that department. Just a 3-minute drive to all major shopping centers and schools, convenience is at your doorstep, making daily errands and school runs a breeze. Don't miss the opportunity to make this exquisite property in Kings Heights your new home. Contact us today to schedule a showing and experience the perfect blend of comfort, style, and convenience, you don't want to miss out on this one.

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