



**308 Kingston Way SE**  
**Airdrie, Alberta**

**MLS # A2140734**



**\$775,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,107 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Lawn, Garden, Greenbelt, Lands		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Mount and surround sound speakers in the basement, TV Mount in the living room on the main floor, and TV Mount in the bonus room upstairs.

Experience Style & Elegance in the desirable Kings Heights community of Airdrie! This stunning detached single-family residence, is perfect for families looking to elevate their lifestyle to a spacious and full-size home, which offers everything you need for comfortable and stylish living. All within an award winning, established, and safe neighbourhood! From the moment you step inside, you'll be impressed by the tasteful updates throughout. The heart of the home, a true chef's dream is the modern white kitchen, which features newer stainless steel appliances, extra counter and cupboard space, along with a walk through pantry that makes meal preparation and hosting a true delight! The spacious main floor includes a Sunny south facing open concept living room complete with fireplace, a large dining area which flows seamlessly into the bright open kitchen and don't forget the convenient mudroom off the heated double garage, a stylish half bath, inviting front foyer, and a versatile main floor den/office; perfect for a home office or a quiet study area. Upstairs, this home continues to impress with a large bonus room that boasts a vaulted ceiling, creating an airy and inviting space for family retreats, movie nights, or play space for the kids! Three generously sized bedrooms provide plenty of room for everyone along with the upstairs laundry room which adds more convenience. The dreamy primary bedroom is a true sanctuary, complete with a large ensuite bathroom featuring a lux freestanding soaker tub, separate shower, and a deep walk-in closet, ensuring you have all the space and privacy you need. The fully finished walkout basement is an entertainer's delight, opening to a sunny south-facing fully landscaped backyard that backs onto a serene walking pathway and green space. The rec room and living room are complete with surround sound speakers,

making this the ideal space for a home gym and theatre, providing endless entertainment possibilities. An additional fourth bedroom, extra storage rooms, and a 3PC bathroom are also located downstairs, offering convenience and flexibility for guests or a growing family. One of the standout features of this home is the direct access to the walking pathway from the backyard gate. Enjoy leisurely strolls along the scenic ponds and fountains, or take advantage of the nearby parks, playgrounds, and TWO schools, making it an ideal location for families with children. Don't miss the opportunity to make this stunning property your new family home in Kings Heights, Airdrie. With its modern updates, spacious layout, and fantastic location, it's the perfect place to create lasting memories with your loved ones.