



**1301 Kingsland Road SE  
Airdrie, Alberta**

**MLS # A2151227**



**\$749,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, No Neighbour		

<b>Heating:</b>	Central, High Efficiency, Electric, 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>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Ceiling speakers, garage heater, alarm system (no contract)		

Beautifully curated and immaculately maintained Jayman BUILT home! You will discover one of the nicest air-conditioned award-winning bungalow designs in the highly sought-after community of King's Heights in Airdrie. Situated on a low-traffic street, where pride of ownership can be easily seen, this outstanding WALK OUT - FULLY FINISHED home offers over 2500+ square feet of thoughtfully developed and designed living space. Boasting a stately primary bedroom, an open 25' wide living/dining room, a main floor den, and 2 full bathrooms, all on the main floor with 9' ceilings, oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the kitchen, including stunning custom maple cabinet doors and trims, a center island with an undermount black granite sink, a flush eating bar, a corner pantry, upgraded appliances, and recessed lighting. Gleaming hardwood flooring invites you in past the front foyer/den and into the generous open floor plan with a central family room. Your eyes will immediately be drawn to the gorgeous gas fireplace with a mantel/tile surround and framed in by high-end wallpaper feature wall. The spacious primary suite offers your private en suite and walk-in closet to enjoy alone. The fully developed lower-level walk-out includes a recreation room, a supersized 2nd bedroom with a walk-in closet, and an extra generous unfinished storage and workshop area. Other notable upgrades include wood and iron railings, knockdown textured ceilings, a heated garage, a Navien tankless water heater, triple pane windows, and ceiling speakers. Going above and beyond, you will step out to a beautiful backyard boasting a lovely oasis featuring an upper wood deck, a large grassy area, a covered lower concrete patio, vinyl and stucco fencing, wide side yards, and mature trees. To complete this home,

the exterior elevation showcases gorgeous stone details, cement fiberboard siding, and a large covered front entry for your morning coffee. Check and Compare! It is an absolutely beautiful home in an outstanding area. Fall 2024 possession date available. Call your friendly REALTOR(R) to book you viewing.