



GRASSROOTS
REALTY GROUP

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**262 Kingfisher Crescent SE
Airdrie, Alberta**

MLS # A2201608



\$739,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,556 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Light fixtures		

Welcome to this exceptional detached home in the desirable community of King's Heights, Airdrie. Thoughtfully designed with modern touches and spacious living, this home offers the perfect balance of comfort, luxury, and convenience. This home offers an abundance of natural light that pours into the home, creating a bright and welcoming atmosphere. The open-concept living areas flow seamlessly, with clean lines and sleek finishes throughout. The cozy living room features a beautiful fireplace, adding charm and warmth to the space. The gourmet kitchen is a chef's dream, featuring double islands that provide ample counter space for meal preparation, entertaining, and family gatherings. The south-facing backyard offers plenty of sunlight, perfect for enjoying relaxing afternoons outdoors or hosting gatherings with friends and family. Upstairs, you'll find the convenience of upper-level laundry, making laundry day a breeze. There's also a dedicated home office space, ideal for remote work. The spacious bonus room offers endless possibilities, whether it's a playroom, media room, or additional living space. The primary bedroom is a true retreat, featuring a spacious layout, his and hers closets, dual vanities, a dressing table, and a private water closet, creating a luxurious and peaceful sanctuary. The undeveloped basement is ready for your personal touch, offering endless potential for extra living space. Located in the sought-after community of King's Heights, Airdrie, this home offers a family-friendly environment while still being conveniently close to parks, schools, amenities, and major highways. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.