

**6 Kingsland Way SE**  
**Airdrie, Alberta**

**MLS # A2244957**



**\$659,900**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                        |               |                   |
| <b>Size:</b>     | 2,045 sq.ft.                                                    | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, On Street |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                                                                                                                                     |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Cedar, Stone, Vinyl Siding, Wood Frame                                                                                                                              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Soaking Tub |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                 |                   |    |

**\*\*Beautiful Renovation\*\*** Brand New Kitchen Quartz Countertop | New Carpet on Main & Upper Levels | Kitchen Island with Barstool Seating | Walkthrough Pantry | Stainless Steel Appliances | Incredible Living Space | 2,045 SqFt | 4 Bedrooms | 3.5 Bathrooms | High Ceilings | Large Windows | Built-in Storage | Gas Fireplace | Main Level Laundry & Mud Room | Grandiose Bedrooms | Spa Inspired Primary Ensuite Bath | Finished Basement | Great Entertaining Space | Basement Bedroom & 4pc Bath | Gorgeous Backyard | Fully Fenced | Massive Deck | Great Lawn Space | Double Attached Garage | Driveway | Additional Street Parking. Welcome home to your gorgeous move in ready 2-storey family home boasting 3,022 SqFt of developed living space throughout the main, upper and basement levels. This home has open to below ceilings and large windows that compliment its natural beauty and living space. The front door open to a foyer with closet storage for a clean and organized space. The open floor plan kitchen, dining and living rooms make this the premier home to host family functions! The kitchen is upgraded with a sparkling white quartz countertops that pops against the natural wood cabinetry. The centre island is a great space for small meals or to socialize while you cook. The walkthrough pantry leads to your mudroom/laundry room making grocery drop off easy from the garage. The dining room is paired with a door to your expansive back deck making indoor/outdoor living a breeze! The living room is centred with a gas fireplace framed with built-in shelving for your stylish artwork and family photos. The main level laundry and mud room with a walk-in closet off the interior garage door make it accessible for everyone! The main level is complete with a 2pc bath. Upstairs holds 3 grandiose bedrooms. The primary is a personal oasis with a french door

closet and private spa like 5pc ensuite bath. The ensuite has a double vanity with vessel sinks, a walk-in shower, a corner deep soaking jet tub and open faced linen shelving. Bedrooms 2 & 3 upstairs are both an incredible size and share the 4pc bath with a tub/shower combo. Downstairs, the finished basement is an incredible entertainment space. The open floor plan rec room provides you with endless opportunities for a media centre, gym, games room or more! The basement has a good sized bedroom and a 4pc bath. Outside is every home owner's dream; a massive deck and lawn space all fully fenced for privacy! The deck provides you with an outdoor dining area where as the lawn provides space for the kids to play. The front attached double garage provides you with year round parking for 2 vehicles. The driveway provides parking for 2 more and street parking is readily available too. Situated on a quiet street with a beautiful green space you are walking distance to schools, playgrounds, shopping, dining and just a 5 minute drive to Genesis Place with hockey rinks, pools, indoor soccer and a gym. Hurry and book your showing today!