

112 Kingsbridge Way Airdrie, Alberta

MLS # A2249234



\$684,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Gazebo, Fireplace in primary (only if buyers want it)		

This beautifully updated two-storey residence is perfectly situated in the sought-after community of Kings Heights. With no homes behind and a sunny south-facing backyard, you'll enjoy both privacy and endless natural light. The fully landscaped yard with an oversized deck is ideal for summer barbecues, family gatherings, or simply relaxing in your own retreat. Inside, you'll find modern upgrades throughout. Rich hardwood floors, stylish light fixtures, and updated outlets create a fresh and polished feel. Comfort is assured year-round with brand new air conditioning (2023) and a new high-efficiency furnace (2024). The chef's kitchen is the heart of the home—featuring ceiling-height cabinetry, a gas stove, and a large granite island that makes entertaining effortless. Upstairs, every bedroom boasts its own walk-in closet, while the redesigned laundry room provides exceptional storage and convenience. The basement—already framed and wired with permits by the previous owners—is ready for your personal finishing touches, offering endless potential. Living in Kings Heights means more than just a home—it's a lifestyle. You're steps away from scenic parks, walking paths, shopping at Kingsview Market, and excellent schools, preschool, and daycare. Move-in ready, stylishly updated, and full of potential—this is the one you've been waiting for.