

**124 Kingsbridge Way SE**  
**Airdrie, Alberta**

**MLS # A2288601**



**\$664,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,222 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks, Sloped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this exceptional 2-storey home in the highly desirable community of King’s Heights, offering over 3,047 sq.ft. of developed living space with 5 bedrooms, 3.5 bathrooms, and a spacious upper bonus room—designed for growing families. The bright, open-concept main floor is filled with natural light from oversized windows and finished with durable luxury vinyl plank flooring. The chef-inspired kitchen anchors the home, featuring an island, granite countertops, stainless steel appliances, and a walk-through pantry that connects seamlessly to the mudroom and insulated double attached garage—ideal for busy households. The inviting living room centers around a gas fireplace with tile surround, creating a warm, comfortable space. Upstairs, the generous bonus room offers the perfect setup for a media space, home office, or kids’ retreat. The primary suite is a true escape, complete with a walk-in closet, dual vanities with granite counters, a separate shower, and a spa-style soaker tub. Two additional bedrooms and a full bath complete the upper level. The fully finished basement expands your options with a large recreation room, an additional bedroom, full bathroom, and dedicated laundry area—ideal for guests, teens, or multi-generational living. Enjoy sunny days in the private backyard from the rear deck, or relax on the charming covered front porch. Located just steps from ponds, walking paths, parks, schools, and shopping, this home combines space, upgrades, and location in one of Airdrie’s most family-friendly communities. A complete package in King’s Heights—move-in ready and built to grow with you.