

**23 Kingston View SE**  
**Airdrie, Alberta**

**MLS # A2293731**



**\$639,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,152 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Treed		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Backyard: Firepit, Woodburning Stove and Privacy Wall; Dining Room: Wall Plate Rack Display; ALL Garage Shelves.

\*\*\*OPEN HOUSE | SAT MAY 23 11 - 1pm | SUN MAY 24 12 - 2pm\*\*\* Welcome to one of Airdrie's most sought-after communities, KING'S HEIGHTS, where ponds, wetlands, walking paths, schools, parks, and everyday amenities come together to create the lifestyle families are searching for. Tucked away on a QUIET STREET, this beautifully maintained 2 Storey home offers something that is becoming harder and harder to find: a place where you can truly put down roots. Proudly offered by the ORIGINAL OWNER, this home has been lovingly cared for since day one and thoughtfully designed for everyday family living. From the moment you step inside, you're welcomed by a BRIGHT, OPEN-CONCEPT MAIN FLOOR featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, CUSTOM CABINETRY, a LARGE CENTRAL ISLAND, and a WALK-THROUGH PANTRY connecting directly to the mudroom and garage, the kind of layout busy families appreciate every single day. The SPACIOUS MUDROOM keeps coats, backpacks, sports gear, and daily life organized and out of sight, while the FRONT-DRIVE ATTACHED DOUBLE GARAGE provides everyday convenience and plenty of storage for growing families. The dining area is perfect for hosting family dinners and holiday gatherings, while the cozy living room with a GAS FIREPLACE creates a warm and inviting place to unwind at the end of the day. Step outside and discover what truly sets this home apart, your own PRIVATE, FULLY LANDSCAPED BACKYARD OASIS. Beautifully curated and surrounded by mature landscaping, this outdoor space was designed to be enjoyed. Imagine summer evenings on the patio, kids running and playing in the yard, morning coffee surrounded by greenery, and nights around the fire pit with family and friends. This is more than a

backyard; it's the kind of space where memories are made and where children grow up. Upstairs, the home continues to impress with a SPACIOUS PRIMARY RETREAT featuring a luxurious 5-PIECE ENSUITE with SOAKER TUB, STANDALONE SHOWER, DUAL VANITIES, and WALK-IN CLOSET. Two additional LARGE BEDROOMS and another FULL 5-PIECE BATHROOM provide ideal space for a growing family. The VAULTED BONUS ROOM with a WALL OF WINDOWS is flooded with natural light and offers flexible space for movie nights, homework stations, a playroom, or work-from-home setup. Additional features include OVERSIZED WINDOWS THROUGHOUT, CUSTOM BLINDS, and a MAIN FLOOR POWDER ROOM. The UNDEVELOPED BASEMENT offers incredible future potential, whether you envision additional bedrooms, a home gym, media room, kids' play space, or a large recreation area tailored to your family's needs. It's a blank canvas ready to grow with you. Located just steps from PONDS, WETLANDS, WALKING PATHS, PARKS, SCHOOLS, and SHOPPING, this is the kind of neighbourhood families move into and stay in for years. Homes like this, on quiet streets, with original owners, beautifully landscaped yards, and this level of care, are becoming increasingly rare to find. Call your favourite realtor to book your private showing today!