

**117 Kingsland Court SE**  
**Airdrie, Alberta**

**MLS # A2300087**



**\$775,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,603 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<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>	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

**STEP INSIDE AND PREPARE TO BE IMPRESSED!** This home is full of unexpected charm with its spacious layout and thoughtful details, making it the perfect fit for a growing family. Boasting over 3,600 sq ft of beautifully finished living space, a fully developed walkout basement, and soaring 10 ft ceilings on the main level. The main floor welcomes you with a grand foyer and striking open staircase, leading into a sun-filled living room complete with hardwood floors, custom built-ins, a cozy gas fireplace, and expansive windows that flood the space with natural light. The kitchen is a true showstopper, featuring granite countertops, rich wood cabinetry, a walk-in pantry, and a large central island ideal for hosting. The dining area opens seamlessly to an upper deck. Upstairs, the large bonus room stands out with its vaulted ceiling, creating a bright and welcoming space to relax. You will also find 2 generously sized bedrooms, a full bath, and a spacious laundry room with plenty of storage. The primary suite is your private escape with a vaulted ceiling, a charming window bench, a spa-inspired ensuite with soaker tub and separate shower, plus a walk-in closet. The fully finished walkout basement adds a 4th bedroom, full bathroom, ample storage, and a large family room with direct access to your backyard oasis. Mature trees, an exposed aggregate patio, and a dog run create a space that's as functional as it is inviting. Added features include central A/C, a garage with abundant storage, and a quiet cul-de-sac location. Living in King's Heights means enjoying scenic walking paths, nearby playgrounds, great schools, and easy access to shopping, dining, and commuter routes. This is a home you truly need to experience in person!