

49 Kingsbridge Place SE
Airdrie, Alberta

MLS # A2306479



\$675,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gentle Sloping, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Gas BBQ, TV Mounts.

OPEN House Saturday 30th. 2:00-4:00 p.m. This location has everything: cul-de-sac, south-facing backyard, just steps to the pond and park, and the street ends at your driveway. In Kings Heights, you don't find this combination often. A 4-bedroom Shane Home, original owners from day one, with many of the upgrades inspired by the original Shane showhome. The care shows in every room. Step inside to a bright, wide entryway with wood plank flooring, 9-foot ceilings, and the open-concept main floor opening up right in front of you. The kitchen features granite countertops and a generous island, ideal for meal prep and entertaining alike. Extended cabinetry upgraded gas range and stainless appliances, with custom pendant lighting accenting the island. A walk-through pantry keeps everything organized off to the side. New refrigerator and dishwasher in 2024. A spacious dining area, perfect for family and special occasions, features a lovely chandelier that brings the space together. The living room centers on a gas fireplace, a natural gathering spot. Large windows with custom blinds throughout bring in the light while keeping things comfortable. Central air conditioning takes care of the rest. Step out the back door to a south-facing, 2-tiered deck with plenty of room for outdoor furniture and summer gatherings, full sun all day. A large open backyard below, great for the whole family and the dog run. Completing the main level, a mudroom, 2-piece bathroom, and an insulated double garage with gas rough-in already in place and new garage door in 2021. Upstairs, the bonus room offers vaulted ceilings, custom built-in cabinets, and a wall of windows flooding the space with natural light. Media room, second living area, or playroom, this space works for all of it. The primary suite is a true retreat with an oversized walk-in closet leading into a 5-piece ensuite featuring a double

vanity with a dedicated makeup area, a deep soaker tub, and a tile-surround glass shower. It easily fits a king-size bed. Two more well-sized bedrooms with good natural light share a 4-piece main bath. Upstairs laundry with new washer and dryer in 2025 that keeps the daily routine simple. The basement was builder-finished with the same 9-foot ceilings. A recreation room with a dedicated games area or TV room, a 4th bedroom, and a 4-piece bath. A natural fit for guests, teenagers, or a home office. The schools and amenities are just as strong. Heloise Lorimer and École des Hautes-Plaines are walking distance; St. Veronica, Cooper's Crossing, Meadowbrook Middle, and St. Martin de Porres High are a short drive. Sierra Springs has the Walmart Supercentre, CrossIron Mills is 7 minutes south, Genesis Place with pools, arenas, fitness, and climbing wall is minutes away, and QEII has you in north Calgary in 20. Original owners. Move-in ready. See the virtual tour in the property links, then book your exclusive showing. This one won't last!