REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

135 Kingsbridge Road SE
Airdrie, Alberta

MLS # A2344003



$535,000

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,534 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: TV in Recreation Room, Storage Shed, 1 Garage Remote only.

NO CONDO FEES!! New Price Oct 7th!! Seller Motivated - Let's Make a Deal Today! **A Must See** BACKS ONTO GREENSPACE - COVERED SCREENED ROOM ON DECK. Welcome to this Immaculate and Beautiful Home that features 4 Bedrooms and 3.5 Baths. When you arrive, you will impressed by the Landscaped Yard, and the Overlength Driveway leading to the Single Attached Garage. Upon Entry, you will notice that this Home has been FRESHLY PAINTED on the Upper Levels and that it is bathed in Sunlight from the extra windows. The Spacious Living Room has Engineered Hardwood Floors, an Oversized Window, California Shutters, and opens to the Open Concept Kitchen and Dining area. The Kitchen features an abundance of Cabinetry, Stainless Steel Appliances, a walk through Pantry leading to the Mudroom, and Granite Countertops with room for stools at the Island. The Dining area can host a large table and opens to the Covered and Screened Deck for additional enjoyment. The Upper Level features a Large Primary Bedroom that can host a King Bed, Walk in Closet, and the 5 pc Ensuite with Dual Vanities, Soaker Tub, and Shower Stall. Bedrooms 2 and 3 are located close to the Full Bathroom. The Upper Laundry Room is very spacious and has extra cabinets for storage. The Fully Permitted Basement has a great Office space, Spacious Recreation Room, Bedroom 4, Beautiful Full Bathroom, and storage in the Utility Room. The 11'3" x 11'9" Covered and Screened Deck is an incredible bonus to entertain and enjoy the warm days while viewing the Landscaped Pie Shaped Yard. The Greenspace behind the Home has a pathway for you to enjoy a walk. This Home also has AIR CONDITIONING, Storage Shed, Garden area with Raspberry Bushes, and a Concrete pad off the deck. This Home is ready for a QUICK POSSESSION. Book your

showing today and make it yours.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX Rocky View Real Estate. Information is believed to be reliable but not guaranteed.