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GRASSROOTS REALTY GROUP

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322 Kingsbury View SE
Airdrie, Alberta

MLS # A2354425

$610,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, L		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, Pantry		

Inclusions: Central vac as is, underground sprinkler system as is

Open house Sunday 1 to 3**Located on a quiet street in Kings Heights, this spacious two-storey home offers 3,081.35 sq. ft. of total developed living space which includes a fully developed walkout basement. A standout feature is the location, just ONE BLOCK from both public and francophone schools, offering exceptional convenience for families. The main floor has a welcoming entryway, a spacious living room with gas fireplace, and a kitchen with granite counters, stainless steel appliances, a gas range, and a walk-through pantry. Upstairs, enjoy a generous bonus room with vaulted ceilings, convenient upper-floor laundry, three well-sized bedrooms, and a five-piece bathroom. The primary bedroom includes a walk-in closet and private ensuite. The fully developed walkout basement features a second gas fireplace, a dedicated office nook with built-in shelving, a fourth bedroom, a four-piece bathroom, and ample storage. Oversized windows bring in plenty of natural light, creating a bright and inviting lower-level living space. Outside, enjoy the covered patio, landscaped yard, and vinyl decking with glass railing. Hot tub hookups are already in place, ready for a future installation. The home would benefit from some updating, offering an opportunity to personalize the space and make it your own. With generous living space, four bedrooms, and both public and francophone schools just one block away, this home offers plenty of potential in a convenient Kings Heights location.

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