

117 Kingsland Court SE
Airdrie, Alberta

MLS # A2242671



\$837,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,603 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

THIS HOME'S WOW FACTOR STARTS THE MOMENT YOU STEP THROUGH THE DOOR! Welcome to this beautifully upgraded and fully finished walkout home that offers space and comfort for the whole family. From the moment you step inside, you are greeted by a grand open foyer that flows effortlessly into a spacious open-concept main floor highlighted by impressive 10 ft ceilings. The heart of the home is the stunning kitchen featuring a large central island, gleaming granite countertops, warm wood cabinetry, and a walk-in pantry. It is perfectly designed for everyday living and entertaining. Just off the kitchen, the generous dining area leads out to a raised deck, ideal for morning coffee or evening BBQs. The living room is equally impressive with rich hardwood floors, a cozy gas fireplace surrounded by custom built-ins, and expansive windows that bring in beautiful natural light. Upstairs, you will find a bright, airy bonus room with a vaulted ceiling, perfect for movie nights. The upper level also includes 2 spacious bedrooms, a stylish main bathroom, a well-appointed laundry room with built-in storage, and a luxurious primary suite. The primary suite features its own vaulted ceiling, a large ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement offers 9 ft ceilings, a 4th bedroom, another full bathroom, and a large family room ideal for entertaining or games area. Step outside to your backyard oasis complete with mature trees, an exposed aggregate patio, a dog run, and gorgeous landscaping. Additional features include central air conditioning, ample storage, and an unbeatable location in a beautiful cul de sac. This home is surrounded by scenic walking paths, large pond, playgrounds, and established schools. With easy access to shopping, restaurants, and commuter routes, you will love the

convenience and community that King’s Heights offers.