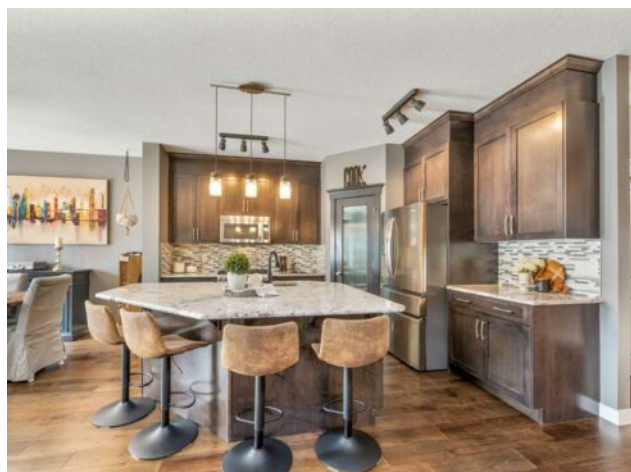


**112 Kingsbridge Way**  
**Airdrie, Alberta**

**MLS # A2249234**



**\$674,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Gazebo, Fireplace in primary (only if buyers want it)		

This updated two-storey home in Kings Heights is ready for you. With no homes behind and a south-facing backyard, you'll have plenty of light and privacy. The yard is landscaped and includes an oversized deck, perfect for summer evenings, barbecues, or just kicking back. Inside, you'll notice upgrades throughout. Hardwood floors, updated fixtures, and small details give the space a fresh feel. Comfort is covered with new air conditioning (2023) and a high-efficiency furnace (2024). The kitchen is a standout with ceiling-height cabinets, granite counters, a gas stove, and a big island that makes cooking and entertaining easy. Upstairs, every bedroom has its own walk-in closet. The laundry room has been updated to add storage and make the day-to-day a little easier. The basement is already framed and wired with permits, so you can finish it how you want—whether that's a media room, gym, or extra living space. Kings Heights offers more than just a house. You're close to parks, walking paths, Kingsview Market, schools, preschool, and daycare. Move-in ready, well cared for, and with room to grow, this home has a lot to offer.