

\$679,900 - 74 Kingsbridge Crescent Se, Airdrie

MLS® #A2113806

\$679,900

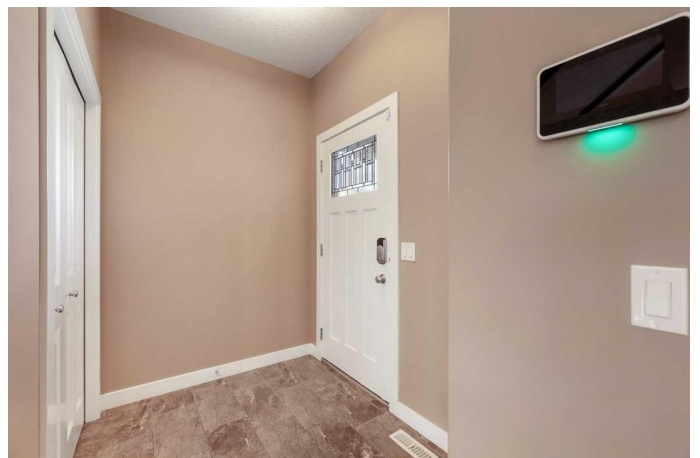
3 Bedroom, 3.00 Bathroom, 1,982 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Welcome to this stunning 2-storey home located in the highly sought-after community of Kings Heights, offering immediate possession for your convenience. As you step into the home, you are greeted by a spacious front foyer that sets the tone for the rest of the residence. The main floor boasts 9' knockdown ceilings and an open concept living space, creating an inviting atmosphere for both relaxation and entertainment. The chef's kitchen is a focal point, featuring plenty of cupboard space, granite countertops, a massive center island with a flush eating bar, a corner walk-in pantry, and stainless-steel appliances, including a gas stove. The adjacent large dining space is complete with a matching granite table (included) and provides seamless access to the SOUTH-facing rear yard, fully landscaped for your enjoyment. Step outside onto the huge composite deck with a glass railing and BBQ gas hookup, creating the perfect outdoor retreat. The cozy living room on the main floor is highlighted by a unique granite feature wall with a titanium leather finish and gas fireplace, creating a warm and welcoming ambiance. A convenient main floor half bath adds to the functionality of the space.

As you ascend the beautiful spindled railings to the upper floor, you'll find a bonus room with vaulted ceilings, offering additional living and entertaining space. Two generously sized bedrooms, both with walk-in closets providing ample room for family or guests. The primary



suite is a true oasis, featuring a 4-piece ensuite with a fully tiled glass shower, a corner soaker tub, and another large walk-in closet. The upper floor is further enhanced by a dedicated laundry room with a granite folding table and laundry sink, adding practicality to your daily routine. The unfinished basement awaits your personal touch and includes a rough-in for a future bathroom. Additional features of this exceptional home include built-in speakers throughout, day/night shade blinds for added privacy, and a location on a quiet family street just steps from the Kings Heights ponds. Enjoy the proximity to schools, parks, pathways, easy highway access, shopping, and a variety of amenities. Don't miss the opportunity to make this Kings Heights residence your dream home!

Built in 2012

Essential Information

MLS® #	A2113806
Price	\$679,900
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,982
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Kingsbridge Crescent Se
Subdivision	Kings Heights

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0M8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 27th, 2024
Days on Market	14
Zoning	R1
HOA Fees	81.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.