

\$999,000 - 25 Kingsbridge Place Se, Airdrie

MLS® #A2125261

\$999,000

5 Bedroom, 4.00 Bathroom, 2,887 sqft

Residential on 0.15 Acres

Kings Heights, Airdrie, Alberta

Welcome to 25 Kinsbridge Place SE, nestled in a tranquil cul-de-sac in Airdrie. With over 3800sqft of living space, this expansive residence offers the perfect blend of natural beauty and modern comfort. Step inside where you'll be greeted by a fine curved staircase that leads through every level of this home. Backing onto walking paths and the Waterfront Park Fountain, this property offers natural beauty and modern comfort. Additional photos available on the attached link.

The heart of the home, the chef-ready kitchen, boasts a striking waterfall counter with a built in butcher block and sink that comfortably seats four. Enjoy cooking with the CornuFe 44 Dual Fuel Range and hood cover. The kitchen also features butcher block counters, a ceramic farmer's sink, and a tiled backsplash. A separate herb fridge and wine and beverage fridge add a touch of luxury to the culinary space.

As you prepare meals, take in the warmth of the living room's fireplace, with built-in shelving and TV area. Also look over to the family eating area and notice the views of the water feature, creating an ambiance for every meal. Ceiling-high white cabinets ensure ample storage space, while remaining easy to maintain.

Before you head to the 23'5" x 25'4" double car garage, note the mudroom, complete with built-in seating, upper cabinets, lower drawers, and hooks for coats. The nearby two-piece



bath adds convenience to your daily routine. Venture upstairs to discover a spacious bonus room with a built-in wall feature, perfect for relaxation or entertainment. The upper level also hosts three bedrooms, including two generous children's bedrooms with a shared three-piece bath. The primary bedroom impresses with a luxurious five-piece ensuite, featuring a separate shower and soaker bath, along with a large walk-in closet with built-in drawers. A convenient walkthrough laundry room and newer carpeting completes the upper level.

The walkout basement boasts an illegal suite, offering versatility and functionality. A cozy fireplace divides the bedroom and kitchen area, while a separate laundry room and four-piece bathroom ensure comfort and convenience. Large windows brighten the space, providing views of the landscaped backyard and expansive patio looking out at the fountain area.

The lower kitchen features an island with seating, offering ample room for dining. Barn door-style doors add character to both the living room and bedroom, creating an open and inviting atmosphere. Additionally, the living room downstairs can be easily converted into a fifth bedroom, providing flexibility to accommodate varying needs. Outside, a pergola welcomes you to the pathways, while playsets and a shed offer additional recreational options for the whole family. Bright and airy on every floor, this home boasts large windows that invite natural light to illuminate every corner. Experience the perfect blend of elegance and functionality this home offers.

Built in 2014

Essential Information

MLS® #	A2125261
Price	\$999,000
Sold Price	\$965,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,887
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 Kingsbridge Place Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0S4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Pantry
Appliances	Built-In Gas Range, Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes

Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Street Lighting, Sloped Down

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2024

Date Sold May 28th, 2024

Days on Market 33

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office Greater Calgary Real Estate

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