



THE
A-TEAM

**RE/MAX
FIRST**

2442 KINGSLAND Road, Airdrie T4A 0A4

MLS®#: **A2122490**

Area: **Kings Heights**

Listing Date: **04/19/24**

List Price: **\$599,000**

Status: **Active**

County: **Airdrie**

Change: **-\$25k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2006**
Lot Information
Lot Sz Ar: **4,563 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,429**
Low Sqft:
Ttl Sqft: **1,429**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Front Yard,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`0" x 8`3"
Kitchen	Main	13`2" x 11`4"
Covered Porch	Main	24`6" x 9`2"
Pantry	Main	3`11" x 4`0"
Storage	Main	5`11" x 4`4"
Bedroom	Upper	9`5" x 8`11"
Bedroom - Primary	Upper	11`8" x 13`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 12`6"
Dining Room	Main	10`11" x 11`10"
2pc Bathroom	Main	5`0" x 4`10"
Entrance	Main	6`7" x 3`6"
Laundry	Upper	5`7" x 2`10"
3pc Ensuite bath	Upper	9`2" x 5`10"
Walk-In Closet	Upper	7`0" x 4`0"

Bedroom
Bedroom
Game Room

Upper
Basement
Basement

9`0" x 9`1"
12`3" x 11`2"
18`2" x 16`4"

4pc Bathroom
4pc Bathroom

Upper
Basement

7`10" x 4`11"
7`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0514052

Remarks

Pub Rmks:

Hello, Gorgeous! You will fall in love with this fully developed 4 bedroom home located in the family friendly community of Kings Heights. Located on a large corner lot this home is situated near a playground, walking distance so many amenities, and near schools. The front of the home features a covered porch crating a welcoming entrance to the home. Step inside and notice the natural light gleaming through the open concept main floor, living, kitchen and dining area. The kitchen features white cabinetry, updated appliances, corner pantry and breakfast bar. The dining room overlooks the backyard and provides ample space for family and guests. Neatly tucked at the back is your powder room and access to your backyard oasis with a large deck, separate RV parking as well as a grass for children to play. The backyard also provides access to your double detached (oversized) heated garage. Heading up the carpeted stairs are 3 bedrooms and a main 4-piece bath. The primary bedroom located at the front of the home houses an additional 3-piece ensuite with access to a walk-in closet. The additional 2 upper bedrooms are spacious and bright with large windows and spacious closets. The laundry closet is located on the upper level as well and provides additional storage cupboards and located across from a large linen closet. The main 4-piece bath has been freshly painted with a nice green vanity and gold fixtures. The fully developed basement add additional living space and even more storage area! A media room, with a built-in bookshelf discreetly hides a storage room via a secret door. The 4th bedroom and a 4-piece bath complete this level. The neighbourhood of Kings Heights is a vibrant community perfect for families. With schools, scenic pathways, inviting playgrounds, and essential amenities all within easy walking distance. This community it is perfect for anyone! Additional features include: - Central Air Conditioning - Central Vac with attachments and kitchen Kick plate - Washer, Dryer, Fridge (2022 with 5 year warranty), and an electric induction stove - Cameras (outdoor, indoor & doorbell) - Hot Water tank (2020) - NEST thermostat - Basement completed with permits

Inclusions:
Property Listed By:

**Alarm (no contract), Cameras
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











