



THE
A-TEAM

**RE/MAX
FIRST**

61 KINGSBRIDGE Place, Airdrie T4A 0S4

MLS®#: **A2123952**

Area: **Kings Heights**

Listing Date: **04/17/24**

List Price: **\$729,995**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**
Lot Information
Lot Sz Ar: **5,319 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,324**
Low Sqft:
Ttl Sqft: **2,324**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Lawn,Level,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 11`4"
Living Room	Main	13`5" x 16`4"
Dining Room	Main	10`8" x 11`1"
Laundry	Upper	6`1" x 6`8"
Walk-In Closet	Upper	9`8" x 6`8"
4pc Bathroom	Upper	5`4" x 10`2"
Bedroom	Upper	10`7" x 9`8"

Room	Level	Dimensions
Office	Main	8`10" x 9`4"
Entrance	Main	9`5" x 9`5"
2pc Bathroom	Main	5`0" x 7`1"
Bedroom - Primary	Upper	14`9" x 14`1"
5pc Ensuite bath	Upper	10`2" x 10`2"
Bonus Room	Upper	13`8" x 11`6"
Bedroom	Upper	10`7" x 11`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1312213

Remarks

Pub Rmks: **Welcome to the Kings Heights, a fantastic neighbourhood well-known for its safety and ideal for raising families. This stunning 3+1 bedroom single detached house offers 2300 SQFT of living space with a double front car garage. Situated in the heart of a cul-de-sac, a rarity in itself. Step into this inviting home featuring a main floor with 9-foot ceilings, spacious living and dining areas, and an open-concept modern kitchen equipped with upgraded built-in stainless steel appliances. with a sliding door opening to the backyard facing west. Enjoy the wooden deck, perfect for relaxing in the evening, and a backyard ideal for hosting gatherings and barbecues with family and friends. Additionally, the main floor boasts a work-from-home office room or a bedroom for senior parents. Upstairs, discover a Primary bedroom with luxurious en suite, a five-piece bathroom, and a spacious walk-in closet, along with two more spacious bedrooms, a bonus room, and a common bathroom. Laundry is conveniently located near the bedrooms. The unfinished basement with 9-foot ceilings and 3 large windows offers potential for a future rec room or additional bedrooms. AAA tenants willing to stay or leave . Don't miss out on the opportunity to make this house your new home. Don't let this opportunity slip away - schedule a private viewing today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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











