



THE
A-TEAM

**RE/MAX
FIRST**

25 KINGSBRIDGE Place, Airdrie T4A0S4

MLS®#: **A2125261**

Area: **Kings Heights**

Listing Date: **04/25/24**

List Price: **\$999,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**
Lot Information
Lot Sz Ar: **6,640 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,887**
Low Sqft:
Ttl Sqft: **2,887**

DOM

24

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Street Lighting,Sloped Down**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Freezer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,High Ceilings,Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`1" x 15`1"	Dining Room	Main	17`0" x 13`9"
Kitchen	Main	17`0" x 18`4"	Mud Room	Main	11`10" x 6`3"
2pc Bathroom	Main	4`10" x 5`0"	Bonus Room	Upper	20`8" x 19`6"
Bedroom - Primary	Upper	17`6" x 15`11"	5pc Ensuite bath	Upper	15`3" x 9`1"
Walk-In Closet	Upper	9`2" x 8`8"	Bedroom	Upper	13`0" x 10`6"
Bedroom	Upper	13`0" x 9`11"	Laundry	Upper	5`7" x 8`5"
3pc Bathroom	Upper	11`5" x 5`1"	Kitchen	Suite	14`8" x 23`10"

Dining Room
Bedroom
6pc Bathroom

Suite
Suite
Suite

11`9" x 8`8"
17`1" x 14`0"
11`8" x 6`9"

Bedroom
Laundry
Furnace/Utility Room

Suite
Suite
Suite

16`10" x 12`2"
4`11" x 6`8"
8`1" x 7`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312213

Zoning:
R1

Remarks

Pub Rmks:

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.

Inclusions:

Fridge x2, Gas Range, Range Hood, Stove, Dishwasher x2, Herb Fridge, Wine/Beverage Fridge, Washer x2, Dryer x2, All Window Coverings, 1 Stand Up Freezer, Garage Control with Two Remotes, Outdoor Play Sets, Shed, Security System (not Monitored), Vacuum System with Attachments, TV Wall Mounts
Greater Calgary Real Estate

Property Listed By:

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











