



THE
A-TEAM

**RE/MAX
FIRST**

290 KINGSBURY View, Airdrie T4A 0E7

MLS®#: **A2152592**

Area: **Kings Heights**

Listing Date: **07/26/24**

List Price: **\$870,000**

Status: **Active**

County: **Airdrie**

Change: **-\$30k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2008**

Lot Information

Lot Sz Ar: **7,082 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,585**
Low Sqft:
Ttl Sqft: **2,585**

DOM

52
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,Pie Shaped Lot**

Park Feat:

Double Garage Attached,Driveway,Enclosed,Heated Garage

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Instant Hot Water,Oven-Built-In,Range Hood,Refrigerator,Trash Compactor,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 14`5"	Kitchen	Main	14`2" x 13`6"
Dining Room	Main	13`6" x 10`10"	Breakfast Nook	Main	11`9" x 10`9"
Foyer	Main	7`6" x 7`2"	Office	Main	11`4" x 10`0"
2pc Bathroom	Main	7`1" x 2`11"	Mud Room	Main	7`6" x 0`9"
Bonus Room	Second	18`10" x 13`11"	Bedroom - Primary	Second	16`5" x 15`3"
5pc Ensuite bath	Second	15`3" x 9`10"	Bedroom	Second	12`10" x 9`0"
Bedroom	Second	12`0" x 9`2"	4pc Bathroom	Second	7`11" x 4`11"
Laundry	Second	6`4" x 5`9"	Family Room	Lower	20`10" x 13`10"

Bedroom
4pc Bathroom

Lower
Lower

12`9" x 10`2"
16`10" x 7`0"

Flex Space
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

9`8" x 8`10"
17`6" x 8`6"

Title:
Fee Simple
Legal Desc:

0715940

Zoning:
R1

Remarks

Pub Rmks: **POSITIVELY IMMACULATE EXECUTIVE 2 STOREY HOME ON A HUGE MANICURED LOT IN A CUL DE SAC, BACKING ONTO GREEN SPACE AND WALKING PATH! Enter into a bright foyer showcasing high ceilings and lots of natural light. The spacious floor plan flows seamlessly with GORGEOUS NEW HARDWOOD FLOOR, a spacious OPEN FORMAL DINING ROOM and PRIVATE OFFICE directly across. The GOURMET INSPIRED KITCHEN features HIGH END STAINLESS STEEL APPLIANCES showcasing BUILT IN OVEN I WARMING DRAWER I GAS COUNTER RANGE & WINE BEVERAGE COOLER. Gleaming GRANITE COUNTERS span an abundance of counter space and FINE WOOD CABINETRY lends to a vast storage capacity for all of Chef's finest! Sit around the LARGE ISLAND for casual family meals or enjoy your SPACIOUS SUNLIT BREAKFAST NOOK to enjoy your coffee and gaze at the relaxing YARD & GREENSPACE behind. Entertain guests & DINE AL FRESCO grilling on your SPACIOUS DECK AND SITTING AREAS...what a fabulous retreat at the end of each day! Time to chill and unwind...The Upper Level will not disappoint! Offering a LARGE BONUS ROOM encased in windows for ample natural light. It's a fabulous space to purpose as your children's Play Space, Second Office, Media Room, Yoga Room or just a great space to relax and enjoy. The PRINCIPAL SUITE is large and luxurious with a great WALK IN CLOSET & 5 PIECE SPA INSPIRED ENSUITE BATH! The UPPER LAUNDRY is conveniently situated for easy access and the 4 piece bath is directly across. 2 ADDITIONAL BEDROOMS complete this level. If you're looking for a REAL ENTERTAINMENT SPACE to get loud and cheer on your favourite team or watch movies all weekend long, then step no further than your LOWER LEVEL where a PREMIUM WET BAR features A KEG & TAP CENTRE I GAMES ROOM & MEDIA ROOM! This level also comes complete with a 4TH BEDROOM with it's own 4 PIECE ENSUITE WITH STAND UP SHOWER & CORNER TUB! EXTRA FEATURES OF THIS FANTASTIC HOME INCLUDE HUNTER DOUGLAS BLINDS I BUILT IN MULTI ROOM SOUND SYSTEM I 2 HIGH EFFICIENCY FURNACES I HOT WATER ON DEMAND SYSTEM I FULL LANDSCAPING WITH STORAGE SHED I CENTRAL VACUUM SYSTEM I GAS LINE TO THE BBQ I AND HEATED DOUBLE GARAGE! The LOCATION IS SUPERB with WALKING PATH DIRECTLY BEHIND! Walk to shopping and all levels of amenities with easy access to Main Streets and Highways! 290 KINGSBURY VIEWCOME SEE!**

Inclusions:
Property Listed By: **SHED**
CIR Realty

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