



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 KINGFISHER Crescent, Airdrie T4A 0X7**

MLS®#: **A2154143**

Area: **Kings Heights**

Listing Date: **08/01/24**

List Price: **\$675,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,773**

Low Sqft:

Ttl Sqft: **1,773**

Lot Information

Lot Sz Ar: **3,864 sqft**

Lot Shape:

DOM

**48**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Fireplace(s), Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line, Fire Pit**

Construction: **Aluminum Siding , Cement Fiber Board**  
Flooring: **Carpet, Laminate**  
Water Source: **Public**  
Fnd/Bsmt: **Perimeter Wall**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**  
Utilities: **Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 12`0"
Pantry	Main	5`4" x 4`5"
Foyer	Main	6`5" x 6`3"
2pc Bathroom	Main	5`5" x 4`11"
Bedroom - Primary	Upper	15`7" x 11`7"
4pc Ensuite bath	Upper	10`10" x 5`5"

Room	Level	Dimensions
Kitchen	Main	10`9" x 10`1"
Dining Room	Main	10`11" x 9`4"
Mud Room	Main	7`0" x 5`10"
Bonus Room	Upper	14`10" x 10`10"
Walk-In Closet	Upper	7`3" x 7`1"
Bedroom	Upper	11`7" x 8`11"

**Bedroom**  
**4pc Bathroom**  
**Storage**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**12`5" x 9`3"**  
**8`10" x 4`10"**  
**8`6" x 8`3"**  
**9`9" x 8`0"**

**Laundry**  
**Game Room**  
**Bathroom - Roughed-in**

**Upper**  
**Basement**  
**Basement**

**4`0" x 3`6"**  
**21`10" x 16`10"**  
**9`9" x 5`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1711657**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**Welcome Home to your well maintained family home in the desirable neighbourhood of King's Heights. Great location for kids and pets with great schools and walking trails nearby. Quick access to the QE2 with the 40th overpass around the corner. Fully fenced yard for your furry friends and enough space for a small playground for the kids. The kitchen includes quartz countertops, sink in the island and a large pantry. The home is well appointed with modern light fixtures and flooring. Please book your private appointment as this beautiful home won't last.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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