



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9 KINGSLAND Close, Airdrie T4A 0C6**

MLS®#: **A2157077**

Area: **Kings Heights**

Listing Date: **08/12/24**

List Price: **\$599,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$50k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,090 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,088**  
Low Sqft:  
Ttl Sqft: **2,088**

DOM

**38**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Refrigerator, Stove(s), Washer/Dryer**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`2" x 5`11"
2pc Bathroom	Main	6`0" x 4`10"
Pantry	Main	4`10" x 4`8"
Dining Room	Main	12`6" x 10`9"
Bonus Room	Upper	18`0" x 13`11"
4pc Bathroom	Upper	8`8" x 4`11"
Bedroom - Primary	Upper	15`5" x 12`0"

Room	Level	Dimensions
Porch - Enclosed	Main	9`3" x 5`11"
Laundry	Main	9`9" x 7`9"
Kitchen	Main	13`7" x 12`0"
Living Room	Main	18`3" x 13`6"
Bedroom	Upper	11`11" x 10`9"
Bedroom	Upper	10`10" x 11`2"
4pc Ensuite bath	Upper	8`6" x 9`2"

**Walk-In Closet**

**Upper**

**8`8" x 4`9"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0614557**

Zoning:

**R1**

Remarks

Pub Rmks:

**Enter through the stylish frosted door into a bright and airy open to above foyer. Dark short shag carpet and feature walls are nicely accentuated by the oversize white baseboards and trim, light linoleum flooring and neutral paint colors. The great room features a corner gas fireplace and is open to the spacious kitchen and dining nook. Rich cabinetry, large island with eating bar, under cabinet lighting, corner pantry with French door complement this stylish kitchen. Luxurious finishings include knock down ceilings with painted border, , Decora dimmer switches, pot lighting, iron spindles and brushed chrome light fixtures. The upper level is host to a bonus room . Full bath and 3 bedrooms including a south facing master bedroom with walk-in closet & Ensuite boasts a corner soaker tub**

Inclusions:

**N/A**

Property Listed By:

**Diamond Realty & Associates LTD.**

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







