



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 KINGSLAND Way, Airdrie T4A 0A4**

MLS®#: **A2172609**

Area: **Kings Heights**

Listing Date: **11/14/24**

List Price: **\$685,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,079 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,236**

Low Sqft:

Ttl Sqft: **1,236**

DOM

**6**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),High Ceilings,Kitchen Island,Pantry,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 10`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`11" x 6`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`5" x 4`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`3" x 11`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>26`0" x 17`2"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>7`9" x 3`3"</b>

Room	Level	Dimensions
<b>Pantry</b>	<b>Main</b>	<b>4`0" x 4`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 12`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 7`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 4`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 11`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 9`3"</b>

4pc Bathroom  
Storage

Basement  
Basement

11`7" x 5`5"  
6`0" x 4`0"

Laundry

Basement

9`9" x 9`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0612834**

Remarks

Pub Rmks:

**4 BEDROOMS | 3 BATHROOMS | DOUBLE FRONT GARAGE | STUCCO EXTERIOR | FRESHLY PAINTED INTERIOR| WEST FACING BACKYARD** Welcome to this beautiful, fully finished bungalow in the desirable community of Kings Heights, offering over 2,300 sqft of thoughtfully designed living space. As you step through the oversized foyer, you're greeted by a bright, open-concept layout with west-facing windows that fill the home with natural light. The spacious kitchen flows seamlessly into a cozy dining area and family room, creating the perfect setting for family gatherings. The main floor primary bedroom serves as a private retreat with a 4-piece ensuite, complemented by a generously sized second bedroom and an additional full bathroom. The lower level offers a unique ambiance with stunning stone feature walls, a warm fireplace, and beautiful flooring throughout. Here, you'll find two large bedrooms, a third full bath, and an expansive recreation area - ideal for movie nights, games, or simply unwinding. Recently painted in a designer-chosen colour palette, this home also boasts an insulated, drywalled garage and convenient back lane access. Located near a playground and just minutes from all the amenities Kings Heights offers, you'll enjoy quick access to shopping, schools, CrossIron Mills Mall, and YYC Airport. With beautiful ponds, walking paths, and an easy drive to both Calgary and the mountains, this bungalow combines comfort, style, and an unbeatable location. Don't miss the chance to make this beautiful Kings Heights property your own - schedule a viewing today!

Inclusions:  
Property Listed By:

**Light Fixtures**  
**Real Broker**

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











