



THE
A-TEAM

**RE/MAX
FIRST**

238 KINGFISHER Crescent, Airdrie T4A 0X7

MLS®#: **A2183734**

Area: **Kings Heights**

Listing Date: **12/16/24**

List Price: **\$799,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,547**

Low Sqft:

Ttl Sqft: **2,547**

Lot Information

Lot Sz Ar: **3,829 sqft**

Lot Shape:

DOM

14

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Street Lighting**
Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Entrance**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Other,Tankless Water Heater,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`3" x 15`4"	Living Room	Main	14`2" x 17`4"
Dining Room	Main	11`0" x 17`4"	Bedroom - Primary	Upper	11`6" x 17`9"

Bedroom	Upper	11`2" x 12`4"	Bedroom	Upper	15`2" x 13`5"
Den	Upper	15`2" x 13`5"	Laundry	Upper	5`7" x 8`3"
Bedroom	Basement	11`4" x 17`8"	2pc Bathroom	Main	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	6pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **1711657**

Remarks

Pub Rmks: **For more information, please click Brochure button. Welcome to this stunning family home, located in the desirable community of Kings Heights. With only a few steps away from pathways that lead to the ponds and park, this house really is a place to call home. This 2018 Jayman Build home is known for its energy efficiency with triple pane windows, high efficient furnace & tank-less water heater and is roughed in for solar paneling. A water softener and air conditioning unit were installed in 2023. With over 3000 square feet of living space this home has 4 bedrooms and 3 ½ bathrooms - one 6 piece, one 5 piece, one 3 piece and one 2 piece. This home is loaded with upgrades which include 9 foot ceilings throughout the main floor, luxury vinyl plank flooring, quartz countertops which run throughout the kitchen and upper bathrooms, recessed pot lighting throughout and tons of extra built-ins for storage making this family home 100% organized and in order. The amazing chef's kitchen comes with stainless steel KitchenAid appliances with a five burner gas cooktop, built-in oven & microwave, a double door fridge with water and an ice machine built inside. Also included in the kitchen is tons of cabinetry, custom backsplash, a walk-in pantry, 2 massive islands (sink island and breakfast island), a bar with 2 bar fridges and the list goes on. The large dining area has upgraded lighting and walks out through the over-sized double patio doors to the beautiful two-tiered deck and large gazebo. The good-sized backyard is fully landscaped and offers a great amount of privacy with no neighbors behind you and an 8 foot fence. Back inside is a large living room with a stunning gas fireplace and mantle. The upper floor features a spacious laundry room, a large walk-in linen closet, 3 great sized bedrooms, a bonus room and a superior main bathroom with a massive counter and double sinks. One of a kind, do not miss out!**

Inclusions: **n/a**
Property Listed By: **Easy List Realty**

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

































