



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 KINGSBURY View, Airdrie T4A 0E6**

MLS®#: **A2186583**      Area: **Kings Heights**      Listing Date: **01/10/25**      List Price: **\$775,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **4,822 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,530**  
 Low Sqft:  
 Ttl Sqft: **2,530**

DOM

**22**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Shingle Siding,Stone,Vinyl Siding**  
 Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dinette	Main	11`0" x 5`11"	Kitchen	Main	17`1" x 15`1"
Living Room	Main	14`0" x 15`1"	Office	Main	11`1" x 9`6"
Foyer	Main	11`6" x 7`7"	Laundry	Main	7`7" x 11`7"
Bedroom - Primary	Upper	14`0" x 13`11"	Bedroom	Upper	12`5" x 10`8"

<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 12`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`3" x 4`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>19`0" x 13`3"</b>	<b>Game Room</b>	<b>Lower</b>	<b>25`1" x 23`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`9" x 10`6"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>11`3" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>5`0" x 11`3"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>18`3" x 17`2"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0715940**

Zoning: **R1**

Remarks

Pub Rmks: **Start packing! If you had a list of top five must-haves this new listing checks all the boxes and then some! 222 Kingsbury View is a completely finished and thoughtfully updated 2 Storey with an attached double garage and great backyard that walks out on the lush green space - just steps to Heloise Lorimer & Ecole des Hautes-Plaines schools. Entering on the main level to soaring ceilings and durable tile floors, you'll appreciate gorgeous French doors open to a convenient front office. Flowing past the powder room into a stunning, gourmet kitchen, perfectly equipped with stainless steel appliances, granite countertops, a corner sink with great views to make dishes less of a chore, Loads of cupboard and cabinet space with massive eat up island, walk through pantry and great storage throughout! The adjacent dining room is encased in windows that overlooks the backyard and green space, and the cozy living room features a gas fireplace to set the perfect relaxation vibes. Upstairs is a fantastic versatile, bonus room with Carpet and big windows. The primary suite is large and features a private en suite with dual vanities, a private water, closet, separate shower for convenience, and this fully equipped awesome walk-in closet. You will find another three bedrooms upstairs that share an oversized four piece bathroom. The lower level just keeps getting better with more thoughtfully finished square footage for you to enjoy, with recessed lighting to keep things bright. The wide staircase leads downstairs to a huge open design rec room, tech niche ready for final touches, roughed in for a four piece bathroom which is almost complete, and already features a tub. The fifth bedroom with a walk-in closet, and there's additional space for your home gym on top of the abundance of storage. It doesn't end there...the backyard is beautiful and offers everything you could need. Fully fenced and landscaped with a shed/greenhouse, an oversized wood deck, and walking out onto the picturesque pathways and green space of Kings Heights, which will lead you to the nearby parks, playgrounds, schools, and amenities.**

Inclusions: **Vivint Alarm System (no contract), Bonus room TV arm & bracket, Greenhouse, Shed**  
 Property Listed By: **RE/MAX First**

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





















