



THE
A-TEAM

**RE/MAX
FIRST**

290 KINGSBURY View, Airdrie T4A 0E7

MLS® #: **A2190844** Area: **Kings Heights** Listing Date: **01/30/25** List Price: **\$869,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **7,082 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,585**
 Low Sqft:
 Ttl Sqft: **2,585**

DOM

0
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,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Front Yard,Interior Lot,No Neighbours Behind,Landscaped,Level,Street Lighting,Pie Shaped Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Enclosed,Garage Door Opener,Garage Faces Front,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Instant Hot Water,Oven-Built-In,Range Hood,Refrigerator,Trash Compactor,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Bookcases,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 14`5"	Kitchen	Main	14`2" x 13`6"
Dining Room	Main	13`6" x 10`0"	Breakfast Nook	Main	11`9" x 10`9"
Foyer	Main	7`6" x 7`2"	Den	Main	11`4" x 10`0"
Mud Room	Main	7`6" x 5`9"	Bonus Room	Second	18`10" x 13`11"
Bedroom - Primary	Second	16`5" x 15`3"	Bedroom	Second	12`10" x 9`0"

Bedroom	Second	12`0" x 9`2"	Laundry	Second	6`4" x 5`9"
Family Room	Lower	20`10" x 13`10"	Bedroom	Lower	12`9" x 10`2"
Flex Space	Lower	9`8" x 8`10"	Other	Lower	13`9" x 8`10"
Storage	Lower	17`6" x 8`6"	2pc Bathroom	Main	7`1" x 2`11"
5pc Ensuite bath	Second	15`3" x 9`10"	4pc Bathroom	Second	7`11" x 4`11"
4pc Bathroom	Lower	16`10" x 7`0"			

Legal/Tax/Financial

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

Zoning:
R1

Remarks

Pub Rmks: **LIVE LUXURIOUSLY! Enjoy 3625 TOTAL SQUARE FEET OF LIVING SPACE IN THIS EXQUISITE EXECUTIVE 2 STOREY HOME SITUATED ON A HUGE LOT IN A QUIET CUL DE SAC BACKING DIRECTLY ONTO A GREEN SPACE & WALKING PATH! This beautiful family home features upgrades galore starting from the large inviting entrance! An airy main floor offers modern wide plank hardwood floors, a composed colour palette, high ceilings and plenty of sunlight all day long! This open floor plan flows seamlessly into a FORMAL DINING ROOM and PRIVATE OFFICE for the work from home professional. The GOURMET KITCHEN features top of the line STAINLESS STEEL APPLIANCES showcasing built in oven with warming drawer, gas counter range, on demand hot water & wine beverage cooler! Custom cabinetry and gleaming granite counters offer an estate finish with ample storage and prep space for the home chef! Enjoy casual meals and conversation around the large centre island or enjoy the sun drenched dining area for family dinners and long relaxing weekend breakfasts. Access the wrap around oversized deck offering many areas to entertain your family and guests while dining al fresco and enjoying the spacious back yard. Retreat to your primary suite at the end of the day and prepare to be pampered in the luxurious & spacious 5 piece ensuite! Two additional bedrooms and four piece bath are perfect for the growing family and the convenience of the upper laundry is a huge plus! Need extra room for the kids to play or to repurpose into a space all your own? The bright and open Bonus Room room lends nicely to a second home office, exercise area or a place to relax and unwind. For the real game day enthusiast, look no further than the Lower Level where a PREMIUM WET BAR features a KEG & TAP CENTRE, GAMES ROOM & MEDIA ROOM! This level also offers the perfect retreat for your overnight guests with a 4th BEDROOM & 4 PIECE ENSUITE BATH! Extra features that this home has to offer are Hunter Douglas Blinds throughout | Built in Multi Room Sound System | 2 High Efficiency Furnaces | Full Landscaping with Storage Shed. The location is premium with just minutes to schools and all levels of amenities with easy access to main streets, major highways, parks and bike paths! Come and view this beautiful home today and see all that it has to offer!**

Inclusions:
 Property Listed By: **SHED IN BACK YARD
 CIR Realty**

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











