



THE
A-TEAM

**RE/MAX
FIRST**

82 KINGSBRIDGE Crescent, Airdrie T4A0M8

MLS®#: **A2197720**

Area: **Kings Heights**

Listing Date: **03/06/25**

List Price: **\$767,700**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,257**

Low Sqft:

Ttl Sqft: **2,257**

DOM

8

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Lawn,Low Maintenance Landscape,Rectangular Lot,Street Lighting
Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters,Storage**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**

Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **1112688**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to this meticulously maintained custom-built 5-bedroom home, ideally situated on a quiet crescent in prestigious Kings Heights. This home has the quality**

and elegance you are looking for. From the moment you arrive, the exceptional craftsmanship and attention to detail are apparent, setting the tone for the entire home. A spacious front foyer, featuring tasteful tile flooring, 2 closets & a built-in bench, welcome you and lead into the bright and airy main floor. Here, you'll find maple hardwood floors, 9-foot ceiling, and a thoughtfully designed open-concept layout that provides seamless flow. The chef-inspired kitchen is truly a showstopper, offering a large island with counter height seating, sleek white cabinetry, quartz countertops, stainless steel appliances, and massive walk through pantry, making it perfect for everyday meals and hosting family and friends. The kitchen also provides beautiful views of the sunny south-facing backyard, which hosts a two-tiered deck - ideal for outdoor relaxation and young families. The home is enhanced by upgraded window coverings and central air making the home bright and comfortable year round. The heated, insulated and drywalled double garage adds an extra layer of convenience and function. The main floor also hosts a versatile office/flexroom and a powder room neatly tucked away. Upstairs, you'll discover three spacious bedrooms, each designed for comfort and privacy. These surround a cozy bonus room, perfect for movie nights or a quiet retreat. The upper floor laundry room with custom cabinets add to the home's practicality, ensuring everyday chores are handled with ease. The primary suite is a true oasis, offering a generous layout, luxurious 5-piece ensuite, and a full walk-in closet that will impress even the most discerning homeowners. A gorgeous family bath with dual sinks complete the upper level. The recently finished fully developed basement adds incredible space with two additional bedrooms, a stylish 4-piece bathroom, and a large recroom perfect for entertaining and relaxing. Whether you're hosting guests or enjoying quiet time at home, this basement offers endless possibilities. This home is an extraordinary combination of sophistication, functionality, and thoughtful design. Truly created for modern living and growing families. The owners further added Gemstone Year Round Lighting adding the architectural distinction worthy of this impressive home. Don't miss the opportunity to make this exceptional home yours. Close to schools, wonderful pathway system and easy access to all the amenities you desire. Call your favourite Realtor and book your private showing today!

Inclusions:

Property Listed By:

Fridge in Garage (as-is), Patio Umbrella, Shed
RE/MAX Real Estate (Mountain View)

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











