



THE
A-TEAM

**RE/MAX
FIRST**

262 KINGFISHER Crescent, Airdrie T4A 0X5

MLS®#: **A2201608**

Area: **Kings Heights**

Listing Date: **03/12/25**

List Price: **\$749,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,869 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,555**
Low Sqft:
Ttl Sqft: **2,555**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, 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>
			<u>Legal/Tax/Financial</u>		

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

Zoning: **R1-U**

Remarks

Pub Rmks: **Welcome to this exceptional detached home in the desirable community of King's Heights, Airdrie. Thoughtfully designed with modern touches and spacious living,**

this home offers the perfect balance of comfort, luxury, and convenience. This home offers an abundance of natural light that pours into the home, creating a bright and welcoming atmosphere. The open-concept living areas flow seamlessly, with clean lines and sleek finishes throughout. The cozy living room features a beautiful fireplace, adding charm and warmth to the space. The gourmet kitchen is a chef's dream, featuring double islands that provide ample counter space for meal preparation, entertaining, and family gatherings. The south-facing backyard offers plenty of sunlight, perfect for enjoying relaxing afternoons outdoors or hosting gatherings with friends and family. Upstairs, you'll find the convenience of upper-level laundry, making laundry day a breeze. There's also a dedicated home office space, ideal for remote work. The spacious bonus room offers endless possibilities, whether it's a playroom, media room, or additional living space. The primary bedroom is a true retreat, featuring a spacious layout, his and hers closets, dual vanities, a dressing table, and a private water closet, creating a luxurious and peaceful sanctuary. The undeveloped basement is ready for your personal touch, offering endless potential for extra living space. Located in the sought-after community of King's Heights, Airdrie, this home offers a family-friendly environment while still being conveniently close to parks, schools, amenities, and major highways. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.

Inclusions:
Property Listed By:

**Light fixtures
RE/MAX Complete Realty**

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









