



## 231 Kingsbridge Road Airdrie Alberta

\$519,900

OPEN HOUSE FEB 28 from 12-2! Bright & Beautiful in King's Heights! This fully finished duplex has incredible natural light throughout, including the WALKOUT basement! With 3 bedrooms above grade, there is space for everyone and the front ATTACHED GARAGE doesn't take up any backyard space so there is tons of room for kids & pets to play. Recently added landscaping provides a space for enjoying outdoor fires during our long summer nights. Upper deck and lower patio give various spaces to hang out, garden and BBQ in this WEST-FACING yard. The main floor layout is so thoughtful with an extra-long kitchen peninsula for both food prep and an eating area, while there is still space for a full-sized dining room for family dinners. The living room enjoys big windows and space for your sectional couch. The modern kitchen has plenty of storage including a full pantry! And the powder room is nicely tucked away, far from the action. Upstairs, you will find a generously sized primary suite including full ensuite and walk-in closet, as well as two additional bedrooms and full bath. The lower level is an incredible multi-purpose area for a media space, home gym, office, kids play room or more and has another 2-piece bathroom. Bonus - the garage is fully drywalled & painted and the front driveway is long enough for any second vehicle! Modern styling and open-concept living make this home move-in ready! King's Heights offers ponds, pathways, schools & shopping, everything you need right at your fingertips! And if you do commute into Calgary or the airport, you have easy access onto Deerfoot at the south end of town. (id:6769)

2pc Bathroom Measurements not available  
 Recreational, Games room 20.00 Ft x 21.67 Ft  
 2pc Bathroom Measurements not available  
 Dining room 7.92 Ft x 11.92 Ft  
 Kitchen 13.08 Ft x 11.00 Ft  
 Living room 13.08 Ft x 12.58 Ft

4pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Primary Bedroom 12.08 Ft x 16.83 Ft  
 Bedroom 9.92 Ft x 11.92 Ft  
 Bedroom 10.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
 Century 21 Bamber Realty LTD.

<http://www.riverliferealestate.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca