



GRASSROOTS

REALTY GROUP

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117 Kingsland Court SE
Airdrie, Alberta

MLS # A2300087



\$749,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,603 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

BIG PRICE IMPROVEMENT!! Step inside and be impressed! This home is full of unexpected charm with its spacious layout and thoughtful details, making it the perfect fit for a growing family. Boasting over 3,600 sq ft of beautifully finished living space, a fully developed walkout basement, and soaring 10 ft ceilings on the main level. The main floor welcomes you with a grand foyer and striking open staircase, leading into a sun-filled living room complete with hardwood floors, custom built-ins, a cozy gas fireplace, and expansive windows that flood the space with natural light. The kitchen is a true showstopper, featuring granite countertops, rich wood cabinetry, a walk-in pantry, and a large central island ideal for hosting. The dining area opens seamlessly to an upper deck. Upstairs, the large bonus room stands out with its vaulted ceiling, creating a bright and welcoming space to relax. You will also find 2 generously sized bedrooms, a full bath, and a spacious laundry room with plenty of storage. The primary suite is your private escape with a vaulted ceiling, a charming window bench, a spa-inspired ensuite with soaker tub and separate shower, plus a walk-in closet. The fully finished walkout basement adds a 4th bedroom, full bathroom, ample storage, and a large family room with direct access to your backyard oasis. Mature trees, an exposed aggregate patio, and a dog run create a space that's as functional as it is inviting. Added features include central A/C, a garage with abundant storage, and a quiet cul-de-sac location. Living in King's Heights means enjoying scenic walking paths, nearby playgrounds, great schools, and easy access to shopping, dining, and commuter routes. This is a home you truly need to experience in person!