



GRASSROOTS
REALTY GROUP

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69 Kingsbridge Place SE
Airdrie, Alberta

MLS # A2310590



\$650,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: None

****CUL-DE-SAC -3+1 BED/3 + 1/2 BATH -** Welcome to this beautifully designed McKee-built two-storey home, ideally located on a quiet cul-de-sac close to schools, shopping, recreation, and everyday amenities. Featuring 9-foot ceilings and an open-concept main floor, this spacious 3+1 bedroom, 3.5 bathroom home offers a warm and functional layout perfect for family living. The main floor showcases rich espresso cabinetry, granite countertops, stainless steel appliances, a walk-through pantry, hardwood floors, and a cozy gas fireplace in the bright and spacious great room. Large windows fill the home with natural light, while the dining area opens directly to the impressive pie-shaped backyard. Upstairs, you’ll find a generous primary bedroom complete with a walk-in closet and a private ensuite featuring a soaker tub and walk-in shower. Two additional bedrooms, a full bathroom, convenient upper-floor laundry, and a large bonus room complete the upper level. The mid-floor bonus room provides privacy for the primary bedroom, and children's' bedrooms. The basement is 95% finished and offers even more living space with a recreation room, bedroom, and full bathroom. Outside, enjoy the huge, fully fenced yard with a large deck, patio, and pergola – perfect for relaxing, entertaining, and family fun. Easy access to major transportation routes, while maintaining a quiet lifestyle, makes this a perfect home for you and your family!