



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

266 Kingsbridge Road SE  
Airdrie, Alberta

MLS # A2316104



**\$465,000**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                                |               |                   |
| <b>Type:</b>     | Residential/Duplex                           |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side              |               |                   |
| <b>Size:</b>     | 1,511 sq.ft.                                 | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                                  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                                                                              |                   |    |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                     | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry |                   |    |

**Inclusions:** N/A

Charming curb appeal, stylish updates, and a functional family-friendly layout &mdash; welcome to this beautifully maintained semi-detached home in desirable Kings Heights! From the adorable covered front porch to the inviting low maintenance landscaping, this home is truly move-in ready. Step inside to discover brand new modern vinyl plank flooring, custom front entry shelving, and an open-concept main floor designed for everyday living and entertaining. The professionally updated kitchen features designer two-toned cabinetry, granite countertops, stainless steel appliances, a spacious island, and a large pantry for added storage. The dining area easily accommodates a large table and flows seamlessly into the spacious living room. A convenient 2-piece bathroom completes the main floor. Upstairs offers 3 bedrooms including a generous primary retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a second full bathroom, upper floor laundry, and brand new carpet complete the upper level. Additional highlights include central air conditioning, NO MAINTENANCE artificial grass in the back and rear lane access. Located within walking distance to parks, pathways, schools, shopping, and amenities, this home delivers comfort, function, and style in one of Airdrie's most family-friendly communities. Book your private viewing today!