



GRASSROOTS
REALTY GROUP

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116 Kingsland Court SE
Airdrie, Alberta

MLS # A2317259



\$664,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,239 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Garage Door opener w/1 remote, Outside Shed, All TV wall mounts, Garage Heater, Rain Barrel

FULLY DEVELOPED 5-bedroom home that's truly move-in ready, ideally situated on a quiet cul-de-sac. Featuring newer carpeting throughout and central air conditioning, this home offers comfort, style, and space for the entire family. Step inside to a spacious front foyer designed with busy families in mind, complete with a built-in bench and large windows that fill the space with natural light. Just off the entry is a dedicated main-floor office, perfect for working from home. The chef-inspired kitchen is the heart of the home, showcasing a massive granite island with abundant storage, extensive counter space, a window overlooking the sink, and an oversized walk-through pantry connecting the mudroom to the kitchen for effortless grocery unloading. The generous dining area easily accommodates family dinners and entertaining. Step outside to the expansive deck, offering plenty of room for summer barbecues and outdoor gatherings. The fully fenced backyard also features an oversized storage shed, a walk-through gate to the alley, and an additional gate with the potential for RV parking. Upstairs, the bright bonus room is flooded with natural light from its abundance of windows. Two spacious secondary bedrooms each include ceiling fans and share a well-appointed 5-piece bathroom with double sinks. The primary bedroom easily fits a king-sized bed and features a luxurious ensuite with dual vanities, a soaker tub, and a separate shower. The fully finished basement adds even more living space with a large family room, two additional bedrooms, and a utility room offering excellent storage. Additional features include permanent Gemstone lighting on the front and back of the home as well as the back deck, plus an insulated and drywalled double attached garage to keep your vehicles protected during the winter months. Thoughtfully designed with room for everyone, this exceptional

family home combines comfort, functionality, and impressive living space in one of the area's most desirable cul-de-sac locations.