



**259 Kingfisher Crescent SE  
Airdrie, Alberta**

**MLS # A2317679**



**\$675,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,158 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<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>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Garage door opener, water softener

Welcome to this beautiful two-storey home, nestled in a quiet and family-friendly neighborhood, offering everything you need for comfortable modern living. Step inside to a spacious tiled foyer that creates an inviting first impression. The open-concept main floor is filled with natural light from the large north-facing windows, enhancing the home's bright and airy feel. The well-appointed kitchen features a large quartz island, walk-in pantry, and gas range—perfect for both everyday living and entertaining. Patio doors off the dining area provide easy access to the backyard while creating additional space for the dining setup you've always wanted. Upstairs, you'll find a versatile bonus room along with three generously sized bedrooms. The primary suite is a true retreat, complete with a luxurious 5-piece ensuite featuring a soaker tub, separate glass shower, dual sinks, and a dedicated vanity area. For added convenience, the laundry room is located just off the spacious his-and-hers walk-in closets. Additional features include a heated double attached garage, central air conditioning, custom blinds, on-demand hot water, garburator, and ceiling speaker rough-in with two rear speakers already installed. This Green Built home is also equipped with a solar rough-in and natural gas connections for both a BBQ and fire table. Ideally located close to schools, shopping, and everyday amenities, this home also offers quick and convenient access to Highway 2 (Queen Elizabeth II Highway), making commuting a breeze. Don't miss your opportunity to own this exceptional home in a fantastic location!