



**242 Kingsbury View SE
Airdrie, Alberta**

MLS # A2317914



\$724,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,507 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE Sunday June 14 from 2-5! Stunning Bungalow in the sought-after neighbourhood of Kings Heights backing Heloise Lorimer Elementary! Beautifully situated on a meticulously landscaped property with a no-maintenance back yard. Upon entering this fabulous home, you are greeted by neutral décor, open floor plan, vaulted ceilings, and sky lights offering loads of natural light. The kitchen is a chef’s dream with added shelving to the cabinets, a corner pantry, quartz counters and upgraded appliances. The living room is spacious with huge windows and garden door leading to the beautiful backyard, backing onto to the fields of the school! The primary retreat offers a walk-in closet and a fantastic ensuite with a walk-in shower and a jetted tub. The secondary bedroom (currently being used as an office), is spacious with a generous closet. Finishing the main floor is a 4 pce washroom, mud room and a laundry room. The lower level is fully finished with two great-sized additional bedrooms, a 4 pce bathroom and a huge recreation space with a full wet bar. There is lots of storage space as well. In the backyard there is a 10x10 shed and a 15’9”x7’ under deck storage. Central air will keep you cool and comfortable all summer long. Easy access to Deerfoot and 40th Ave - this is ideal for commuting. Close to all schools, parks, restaurants and grocery stores - you will not find a better location like this!