



2 Kingston View SE
Airdrie, Alberta

MLS # A2319515



\$825,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,710 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Lawn, Level, Low Maintenance Landscape, No Back Lane, Rectar		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	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, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Garden Shed, TV wall mounts		

Welcome to a home that effortlessly balances sophisticated design with everyday functionality. Situated on a beautifully landscaped corner lot in the desirable community of Kings Heights, this stunning, fully developed and airconditioned, two-story residence offers an impressive 3,952 square feet of modern living space. From the moment you arrive, the exceptional curb appeal hints at the stylish interior within. Step through the expansive front foyer, complete with dual closets, and into a bright, sun-drenched floor plan designed for contemporary living. The versatile front living room, currently utilized as an elegant music room, sets a refined tone. As you move into the heart of the home, the open-concept layout unfolds into a spacious family room, where a cozy corner gas fireplace serves as the perfect focal point for relaxing evenings. The chef's kitchen is a masterpiece of form and function. Sleek granite countertops are beautifully complemented by warm-toned cabinetry and chic pendant lighting that illuminates the large eat-at island. Thoughtfully designed for hosting, the kitchen features a massive butler's pantry that flows seamlessly into a convenient mudroom outfitted with custom modern built-ins. Nearby, the spacious dining room overlooks the backyard, creating a perfect backdrop for family meals. A discreetly placed two-piece powder room completes the main level. The upper level is a dedicated sanctuary for rest and relaxation. The primary retreat offers a serene escape, featuring a generous walk-in closet and a luxurious four-piece ensuite bathroom. Three additional remarkably sized bedrooms each boast their own walk-in closets, ensuring ample storage for everyone. They share a stylish main four-piece bathroom, fully equipped with a corner soaking tub and a separate walk-in shower. A massive central loft provides an ideal

secondary living area for movie nights or lounging, while a large, dedicated laundry room adds ultimate upper-floor convenience. The fully finished basement expands your living space even further, presenting a massive recreation room that is perfect for a teenage retreat, home gym, or media hub. This lower level also hosts a sizable fifth bedroom, a full three-piece bathroom, and an abundance of storage and utility space to keep life organized. Indoor-outdoor entertaining is effortless here. Contemporary French doors transition from the main living space to a large, private sunny south-facing backyard oasis. Host summer gatherings on the expansive deck, unwind under the stylish pergola, or let kids and pets play safely in the fully fenced yard surrounded by mature landscaping. Complete with a double attached garage and additional driveway parking, this turnkey home offers a sophisticated, spacious lifestyle with modern features throughout. Located in one of Airdrie's sought after communities, all that's left to do is move in and enjoy. Book Your Showing Today!