



GRASSROOTS
REALTY GROUP

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42 Kingsland Place SE
Airdrie, Alberta

MLS # A2327233



\$669,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,245 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Lawn, Low Maintenance Landscap		

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, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE SUNDAY JULY 26TH 2:00PM - 4:00PM ***** From the moment you step through the front doors, this stunning two-storey residence makes a breathtaking first impression. Boasting over 2,244 square feet of thoughtfully designed living space, the central air-conditioned home welcomes you with a grand foyer defined by soaring, open-to-below ceilings that immediately establish an airy, luxurious atmosphere. The main level flows seamlessly, balancing open-concept entertaining with private, functional spaces. A dedicated home office sits behind elegant French doors, featuring interior windows that maintain a bright, connected feel. Nearby, a versatile lifestyle room can easily serve as a formal dining area or a customizable flex space. At the heart of the home is a magnificent, recently renovated kitchen designed for both culinary enthusiasts and social gatherings. It features sleek, full-height gloss cabinetry, gleaming quartz countertops, a convenient walk-in pantry, and a dual-basin sink. The expansive central island serves as the ultimate focal point, offering built-in storage and casual barstool seating. Adjacent to the kitchen, the bright dinette and living rooms are bathed in natural light filtering through expansive, East-facing windows. A dramatic, floor-to-ceiling black tile gas fireplace serves as the living room's striking centerpiece, perfect for cozy evenings. Tucked discretely near the interior entrance of the double attached garage, you will find a practical laundry area, a chic two-piece powder room, and ample closet storage. Ascending to the upper level, you are greeted by an expansive, centralized family bonus room that offers an ideal secondary lounge space for the family, illuminated by a wealth of windows. The private quarters comprise three generously sized bedrooms, including a sanctuary-like primary suite. This sprawling main bedroom

boasts a deep walk-in closet with built-in organization and a lavish, five-piece ensuite complete with tile flooring, dual vanities, a deep soaking tub, and a separate glass shower. The two additional bedrooms are spacious, feature excellent closet storage, and share a well-appointed four-piece bathroom equipped with a deep tub/shower combination. For those looking to expand, the unspoiled lower level awaits your creative touch, offering a blank canvas to design a space tailored precisely to your family's evolving lifestyle. The beauty of this property extends outdoors to a large fully fenced, expansive backyard. Here, a large deck and lush lawn create a private oasis perfect for summer barbecues and outdoor relaxation. Parking is effortless with the front-attached double heated garage and wide driveway accommodating up to four vehicles, supplemented by accessible street parking. Situated within a beautiful, serene community rich with nature trails and scenic pathways, this masterfully updated home perfectly blends sophisticated style with everyday comfort. Book your Showing today for this stunning turn-key home!