



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 Kingston Way SE
Airdrie, Alberta

MLS # A2330957



\$874,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,422 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: white cabinets in basement and garage

Welcome home to this Stunning 2-storey walkout in King's Heights, backing directly onto a beautiful pond and greenspace. Immaculately maintained, upgraded exterior (2022), high ceilings throughout, and over 2400 sq ft of modern, bright living. Main Floor: Chef's kitchen with granite, walk-through pantry, abundant storage, and premium LG appliances including induction stove. Spacious dining area opens to upgraded glass-panel deck with gas BBQ line, and stairs to the yard. Cozy living room with gas fireplace and pond views. Upper Level: Vaulted bonus room, 3 large bedrooms, full laundry room with cabinetry and wet bar, and an exceptional primary suite spanning the back of the home—luxury ensuite, walk-in closet, and serene water views. The Walkout Basement boasts an approved Legal Suite: Professionally built in 2021 with private entrance, full kitchen, large bedroom, stylish 3-pc bath, separate laundry, huge windows, and a dedicated entertainment room with gas fireplace and surround-sound wiring. Ideal for multigenerational living or rental income (\$1600–\$2000/mo). Outdoor Living: Professionally landscaped yard, lower patio extension, new exterior stairs, underground wiring for lighting/fountain, and direct access to scenic walking paths. Extras: Whole-home Aquasana filtration, A/C, central vac, Nest thermostat, and video surveillance. A rare opportunity to own a premium pond-backing walkout in one of Airdrie's most desirable communities—minutes to CrossIron and Calgary. Call your favorite realtor and come see this on today!