



GRASSROOTS
REALTY GROUP

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2 Kingston View SE Airdrie, Alberta

MLS # A2338444



\$800,000

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		

*** OPEN HOUSE SUNDAY SEPTEMBER 27TH: 12:00 PM - 2:00 PM *** Modern elegance meets effortless daily comfort in this stunning Kings Heights showpiece. Perfectly anchored on a beautifully landscaped corner lot, this fully finished, air-conditioned two-story residence boasts nearly 4,000 square feet of brilliantly designed living space. Right from the street, its commanding curb appeal and crisp architectural details signal that something truly special awaits inside. Step through the dramatic front foyer—outfitted with double closets—into an airy, sun-soaked floor plan bathed in natural light. A flexible front parlor makes an unforgettable first impression, offering the perfect spot for an elegant piano lounge, library, or formal seating area. The home then opens up into a magnificent great room, where a cozy gas fireplace serves as a stunning focal point for lazy Sunday afternoons or lively evening conversations. The showstopping kitchen is an entertainer's absolute dream. Rich granite counters and warm custom cabinetry frame a massive central island bathed in soft pendant lighting. Designed for effortlessness, an expansive butler's pantry creates a seamless bridge between the kitchen and a high-function mudroom complete with modern custom built-ins. Nearby, the sunlit dining area overlooks the lush grounds, setting a gorgeous stage for intimate dinners and holiday feasts alike. The upper floor serves as an exclusive, spa-inspired haven. The primary retreat is a world unto itself, complete with a sprawling walk-in closet and a serene four-piece ensuite made for unwinding at the end of the day. Three additional, impressively scaled bedrooms—each boasting its own private walk-in closet—ensure everyone has their own space. They are served by a stylish full bath featuring a deep corner soaking tub and

dedicated walk-in shower. At the center of the upper level, a massive bonus loft offers the perfect secondary living room for family movie nights, while a spacious dedicated laundry room adds effortless daily luxury. Downstairs, the fully finished lower level turns up the fun. A huge recreation space easily transforms into the ultimate media room, high-end home gym, or teenage hang-out, complemented by a fifth large bedroom, a full bathroom, and endless clever storage solutions to keep your living areas clutter-free. Step outside and experience outdoor living at its finest. Elegant French doors lead to a sun-drenched, south-facing backyard paradise. Host summer dinner parties on the sprawling deck, unwind in the cool shade of the stylish pergola, or let kids and pets play freely in the fully fenced, tree-lined sanctuary. Complete with an attached double garage and extended driveway, this turnkey property isn't just a house—it's an elevated lifestyle in one of Airdrie's best neighborhoods. Book Your Showing Today!