



GRASSROOTS
REALTY GROUP

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14 Kingfisher Crescent SE
Airdrie, Alberta

MLS # A2338856



\$515,000

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,621 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Tankless Hot Water		

Inclusions: N/A

3 BEDROOMS | 2.5 BATHROOMS | SINGLE ATTACHED GARAGE | KINGS HEIGHTS | AIRDRIE | OPEN HOUSE SAT, AUG 29, 2PM-4PM Welcome to 14 Kingfisher Crescent SE — 1,488 sq ft of bright, well-planned living in the heart of Kings Heights. This two-storey duplex features an open main floor with 9' ceilings, oversized windows, laminate flooring, and a functional kitchen with stainless steel appliances, quartz countertops, a large island, and an undermount granite sink. A half bath completes the main level, while the fully fenced backyard offers a sizeable deck and BBQ gas line, ready for summer entertaining. Upstairs, a bonus room adds extra living space alongside three bedrooms — including a primary suite with a 4-piece ensuite and walk-in closet — plus another full bath. An attached garage and on-demand hot water heater round out this move-in-ready home. Kings Heights is known for its landscaped ponds, extensive pathway system, and a stone-and-timber amphitheatre, giving the community a distinct, resort-like feel. Kingsview Market puts shopping, dining, banking, and everyday services within walking distance, and families will appreciate proximity to Heloise Lorimer School and École Francophone d'Airdrie. With quick access to Calgary via Highway 2 and Yankee Valley Boulevard, this home offers the best of community living with an easy commute. Book your showing today!