

# \$539,900 - 251 Kingsbridge Road Se, Airdrie

MLS® #A2224241

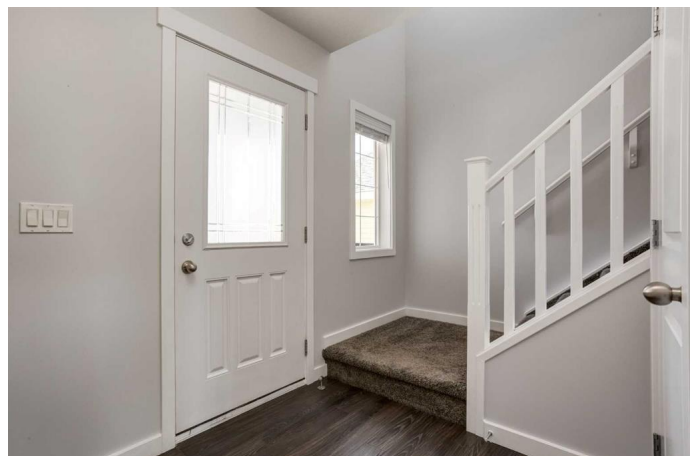
**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,393 sqft

Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

GORGEOUS, FULLY DEVELOPED WALK-OUT HOME BACKING ONTO GREEN BELT! Welcome to Kings Heights! Pride of ownership shines in this beautifully maintained two-storey WALK-OUT home offering OVER 1,870 SQ. FT. of thoughtfully designed living space. The bright and open concept main floor features large west facing windows that flood the space with natural light. The modern kitchen can best be described as a Chef's dream kitchen with upgraded stainless steel appliances (gas range w/convection oven!), tall cabinetry, granite countertops, a central island, and a spacious pantry, perfect for both daily living and entertaining. Upstairs, you will find TWO GENEROUSLY SIZED PRIMARY SUITES, each complete with a walk-in closet and a private en suite bathroom, ideal for multi-generational living or hosting guests. The fully developed walk-out basement doesn't feel like a basement at all thanks to its 9-foot ceilings and large windows. It offers a spacious recreation room, laundry room (future bathroom), and ample storage. A bedroom could be created by simply adding in a wall and door. A bathroom has been roughed-in and drywalled, requiring only fixtures to complete. (This area is currently being used as a laundry room) Additional laundry rough-ins are available upstairs for added flexibility. Step outside to your LARGE & PRIVATE BACKYARD OASIS, sunny west-facing, fully fenced and landscaped for both relaxation and entertaining. The entire house was recently



painted and shows beautifully! Located close to parks, dog parks, walking paths, schools, and a commercial area with shops, restaurants, and all amenities, as well as offering easy access to both Stoney and Deerfoot Trails, this home truly has it all! Make Kings Heights home today!

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224241               |
| Price          | \$539,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,393                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 251 Kingsbridge Road Se |
| Subdivision | Kings Heights           |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4A0M4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings      |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                        |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Garden                       |
| Lot Description   | Back Yard, Rectangular Lot, Greenbelt |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 30             |
| Zoning         | R2             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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