

\$615,000 - 2 Kingfisher Crescent Se, Airdrie

MLS® #A2202991

\$615,000

3 Bedroom, 4.00 Bathroom, 1,810 sqft
Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Large corner lot with west exposure in the desirable community of Kingfisher Heights! This semi-detached home offers modern comfort and convenience, with no condo fees and has all requirements to fit the family! At 1810 sq ft, 3 bedrooms, 3.5 bathrooms, a fully developed basement with a rec room, bathroom and wet bar and a double attached garage this is truly designed for full family living and entertaining. Spacious and inviting entryway lined with vinyl plank flooring that seamlessly connects the kitchen, living, and dining areas. The gorgeous kitchen is equipped with stainless steel appliances, quartz countertops, large island, ample cupboard and counter space, large pantry and functional design. Large and open living areas, super cozy fireplace and well-lit with loads of natural light. Off the dining area, step out onto the west-facing deck and enjoy the evening sun and oversized corner lot for the kids or furry friends. Upstairs you'll find three nicely sized bedrooms, a bonus room, and a laundry room which is attached to the en-suite for added convenience. The master bedroom features a walk-in closet, luxurious 5-piece ensuite with dual sinks, a soaker tub, and a standup shower. A well-appointed 4-piece bathroom serves the other bedrooms. Downstairs is a huge rec room with a wet bar that could serve as a man cave, kids play area or even a bedroom for the teenager with its own full bathroom. The home is equipped with AC, the upgraded-on demand hot water tank



and an outdoor irrigation system. The garage is long enough to fit a full-size truck and is insulated and drywalled with additional driveway and lots of street parking. Kingâ€™s Heights is a great community for families, schoolâ€™s parks and playgrounds nearby, all your amenities, walking paths, dogs parks, and ultra quick access to the main roads!

Built in 2016

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2202991 |
| Price | \$615,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,810 |
| Acres | 0.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 2 Kingfisher Crescent Se |
| Subdivision | Kings Heights |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 0X5 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Corner Lot, Front Yard, Landscaped, Level, Low Maintenance Landscape, Dog Run Fenced In |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 12 |
| Zoning | R2 |
| HOA Fees | 81 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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