

117 Kingsland Court SE  
Airdrie, Alberta

MLS # A2242671



**\$837,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,603 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this beautifully upgraded and fully finished walkout home that offers space and comfort for the whole family. From the moment you step inside, you are greeted by a grand open foyer that flows effortlessly into a spacious open-concept main floor highlighted by impressive 10 ft ceilings. The heart of the home is the stunning kitchen featuring a large central island, gleaming granite countertops, warm wood cabinetry, and a walk-in pantry. It is perfectly designed for everyday living and entertaining. Just off the kitchen, the generous dining area leads out to a raised deck, ideal for morning coffee or evening BBQs. The living room is equally impressive with rich hardwood floors, a cozy gas fireplace surrounded by custom built-ins, and expansive windows that bring in beautiful natural light. Upstairs, you will find 9 ft ceilings and a bright, airy bonus room with a vaulted ceiling, perfect for movie nights. The upper level also includes 2 spacious bedrooms, a stylish main bathroom, a well-appointed laundry room with built-in storage, and a luxurious primary suite. The primary suite features its own vaulted ceiling, a large ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement continues the theme with 9 ft ceilings, a 4th bedroom, another full bathroom, and a large family room ideal for entertaining or games area. Step outside to your backyard oasis complete with mature trees, an exposed aggregate patio, a dog run, and gorgeous landscaping. Additional features include central air conditioning, ample storage, and an unbeatable location in a beautiful cul de sac. This home is surrounded by scenic walking paths, large pond, playgrounds, and established schools. With easy access to shopping, restaurants, and commuter routes, you will love the convenience and community that King's Heights offers.