

# \$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 Kingâ€™s 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 youâ€™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	15
Zoning	R2
HOA Fees	81
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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