

290 Kingsbury View SE
Airdrie, Alberta

MLS # A2152592



\$870,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,585 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)

Inclusions: SHED

POSITIVELY IMMACULATE EXECUTIVE 2 STOREY HOME ON A HUGE MANICURED LOT IN A CUL DE SAC, BACKING ONTO GREEN SPACE AND WALKING PATH! Enter into a bright foyer showcasing high ceilings and lots of natural light. The spacious floor plan flows seamlessly with GORGEOUS NEW HARDWOOD FLOOR, a spacious OPEN FORMAL DINING ROOM and PRIVATE OFFICE directly across. The GOURMET INSPIRED KITCHEN features HIGH END STAINLESS STEEL APPLIANCES showcasing BUILT IN OVEN | WARMING DRAWER | GAS COUNTER RANGE & WINE BEVERAGE COOLER. Gleaming GRANITE COUNTERS span an abundance of counter space and FINE WOOD CABINETRY lends to a vast storage capacity for all of Chef's finest! Sit around the LARGE ISLAND for casual family meals or enjoy your SPACIOUS SUNLIT BREAKFAST NOOK to enjoy your coffee and gaze at the relaxing YARD & GREENSPACE behind. Entertain guests & DINE AL FRESCO grilling on your SPACIOUS DECK AND SITTING AREAS...what a fabulous retreat at the end of each day! Time to chill and unwind...The Upper Level will not disappoint! Offering a LARGE BONUS ROOM encased in windows for ample natural light. It's a fabulous space to purpose as your children's Play Space, Second Office, Media Room, Yoga Room or just a great space to relax and enjoy. The PRINCIPAL SUITE is large and luxurious with a great WALK IN CLOSET & 5 PIECE SPA INSPIRED ENSUITE BATH! The UPPER LAUNDRY is conveniently situated for easy access and the 4 piece bath is directly across. 2 ADDITIONAL BEDROOMS complete this level. If you're looking for a REAL ENTERTAINMENT SPACE to get loud and cheer on your favourite team or watch movies all weekend long, then step no further than your LOWER LEVEL

where a PREMIUM WET BAR features A KEG & TAP CENTRE | GAMES ROOM & MEDIA ROOM! This level also comes complete with a 4TH BEDROOM with it's own 4 PIECE ENSUITE WITH STAND UP SHOWER & CORNER TUB! EXTRA FEATURES OF THIS FANTASTIC HOME INCLUDE HUNTER DOUGLAS BLINDS | BUILT IN MULTI ROOM SOUND SYSTEM | 2 HIGH EFFICIENCY FURNACES | HOT WATER ON DEMAND SYSTEM | FULL LANDSCAPING WITH STORAGE SHED | CENTRAL VACUUM SYSTEM | GAS LINE TO THE BBQ | AND HEATED DOUBLE GARAGE! The LOCATION IS SUPERB with WALKING PATH DIRECTLY BEHIND! Walk to shopping and all levels of amenities with easy access to Main Streets and Highways! 290 KINGSBURY VIEWCOME SEE!