

107 Kingfisher Crescent SE
Airdrie, Alberta

MLS # A2171816



\$750,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Gentle Sloping, Landscaped, Street		

Heating:	High Efficiency, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows

Inclusions: Solar System with real time monitoring, T.V. Wall Mounts in Primary Bedroom, Bonus Room and Main Living Room. Alarm System (no contract), Garage Shelving.

Welcome to this 10/10 show-stopper in the highly desired community of Kings Heights! Perfectly situated on a corner lot, this home offers breathtaking views of the pond and fountain, creating an ambiance that's both peaceful and impressive. Step inside and be greeted by a spacious entryway showcasing a custom shiplap feature wall, setting the tone for the elegance throughout. The open concept main floor boasts soaring 9' ceilings and 8' doors, creating a grand, airy feel. A main floor office provides a quiet retreat for work or study. The heart of this home is the stunning kitchen – every chef's dream! It features ample soft-close cupboards and drawers, a flush center island with eating bar, storage, composite sink with a separate 7-stage reverse osmosis drinking water tap, sleek wall-mounted oven and microwave, a flush gas cooktop, and stainless steel appliances. The walk-through pantry with custom shelving even has space for your coffee station, leading directly to the mudroom equipped with custom shiplap storage lockers and bench. Unwind in the cozy living area, complete with a gas fireplace, or enjoy meals in the separate dining area with views of the large south-facing backyard and direct access through 8' sliding glass doors. Walking upstairs, you'll find an open spindled staircase leading to a massive center bonus room with stunning pond views, the ideal space for family nights. The primary suite is truly luxurious, featuring more pond and fountain views, a spectacular 5-piece spa ensuite with sliding barn doors, a large soaker tub, walk-in tiled shower, his and her sinks and your own quartz makeup vanity. The walk-in closet with built-in organizers is the icing on the cake. Two additional bedrooms with closet organizers and a 4-piece main bath round out the upper level, along with a convenient laundry room.

The unfinished basement comes with a bathroom rough-in, ready for your personal touch offering a fantastic layout for future development. Some of the Additional Features: Green Built Certified, 5KW solar system, Extended driveway width, Upgraded blinds throughout, Triple pane windows, Dual zone furnace, Water softener and HW recirculation line and Real-Time home monitoring for power consumption. With quick highway access and close proximity to all amenities, this McKee masterpiece is guaranteed to impress. Don't miss your chance to make it yours!