

## 142 Kingsland Heights SE Airdrie, Alberta

**MLS # A2207749**



**\$824,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Attached, D		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Irregular		

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

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

VERY RARE FIND - 2 DOUBLE GARAGES - MASSIVE PIE LOT - RV PARKING - RENOVATED & FULLY FINISHED - 3550 SF of LIVING SPACE & 4 BEDROOMS - 4 BATHROOMS - 2nd KITCHEN - AIR CONDITIONED... Welcome to this STUNNING, RENOVATED, Family-Friendly Home in Kings Heights, featuring a very RARE COMBO of a 23'x24' Attached Garage & a 24'x24' Heated Detached Garage on HUGE PIE LOT with ample room to park your over-sized RV, still leaving plenty of yard space in this 7190 SF pie lot! Inside, you'll love the gorgeous, updated flooring, modern trim work throughout, new railings, updated kitchen, updated bathrooms, and added AC, making this a modern, bright, inviting atmosphere. A versatile front room can serve as a formal dining area, office, or sitting space, while the fully renovated kitchen features updated stainless steel appliances, quartz counter tops and a huge dining area, perfect for gatherings. The spacious living room with big windows and a cozy fireplace is ideal for movie nights, while the main-floor laundry adds convenience. Upstairs, a huge bonus room with a second fireplace and upper deck access is the ultimate relaxation space, while the primary suite offers a renovated 5-piece spa-like ensuite, featuring a beautiful soaker tub, walk-in glass shower and dual sinks. Two generously sized additional bedrooms and a full bath complete the upper level. The fully finished basement adds over 1100 SF of living space with a bedroom, den, tons of storage, and a full second kitchen&mdash;perfect for guests, in-laws. This is quite the family package, and an ultra rare find with the additional 2nd detached garage that boasts a gas heater, multiple 220V outlets, tall ceilings & plenty of space for your classic car, workshop, man cave or whatever you

need!! Need space for your over-sized RV &ndash; well we have that covered as well with a massive alley-access RV parking pad easily fits a 37+ ft trailer with room to spare! You will love the WEST BACK YARD OASIS filled with apple and cherry trees, Saskatoon berries, raspberries, and strawberries, creating the perfect outdoor retreat. Nestled on a quiet, low-traffic street yet close to schools, shopping, and all essential amenities, this home is truly ONE-OF-A-KIND. Don&rsquo;t miss out&mdash;homes with this much garage and parking space are incredibly rare! Schedule your showing today! Click the Virtual Tour