

# \$685,000 - 296 Kingston Way Se, Airdrie

MLS® #A2229274

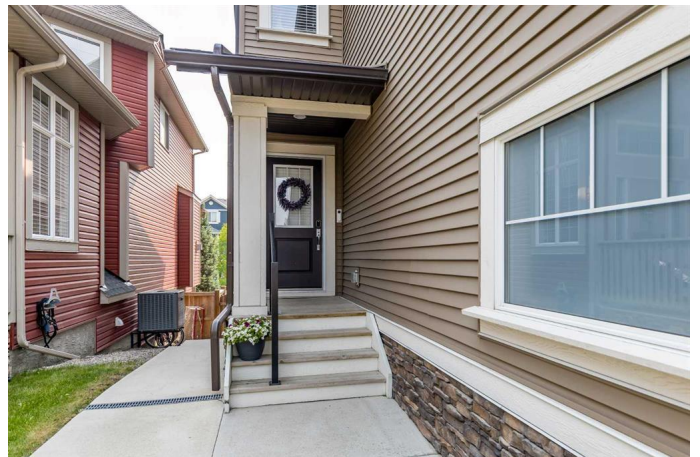
**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,979 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

This gorgeous upgraded home with walk-out basement and south backing yard is perfectly located along quiet walking paths to the nearby ponds. The bright open main floor plan offers a kitchen with gleaming granite counters and large island, a walk through pantry, a large dinning area that steps out onto a huge upper deck for the BBQ enthusiasts. The open living room offers a beautiful fireplace with mantel and large south window. Also on this level you will find a 2 piece bath and a handy mudroom to your oversized heated garage that will fit a full sized truck and features an upgraded quiet close door with the ability to operate it remotely from your personal device. On the upper level, there are 2 bedrooms, a huge master bedroom with walk in closet and a spa-like 5 piece ensuite. Also on this level for your enjoyment is a great bonus room that perfectly separates the bedrooms for privacy, another full bathroom, and a bright upper laundry (new washer purchased Feb 2023). The full unfinished walk-out basement has a great layout for future development with rough ins for a future bathroom in place. This home has also been upgraded with a newer furnace (Feb 2024), a concrete pathway beside the house leading to the backyard, and Hardie board accents on the front and chimney. Move in and enjoy all the amenities close by in a fantastic sought after community. The city of Airdrie tax assessment values this home at 711,000 .



Built in 2014

## Essential Information

MLS® #	A2229274
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,979
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	296 Kingston Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0K5

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn
Roof	Asphalt
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Zoning	R1
HOA Fees	85
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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