

\$585,000 - 178 Kingfisher Crescent Se, Airdrie

MLS® #A2243922

\$585,000

3 Bedroom, 3.00 Bathroom, 1,774 sqft

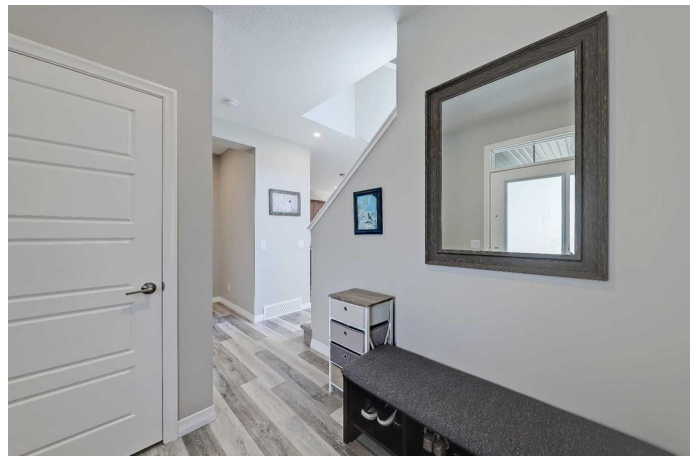
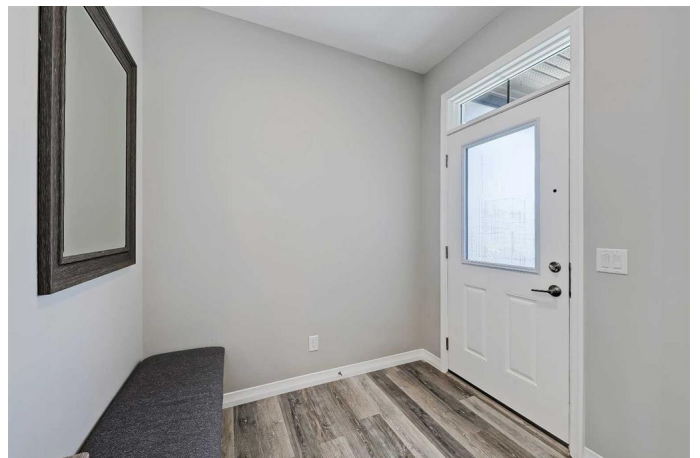
Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

**3 BEDROOMS + BONUS ROOM |
EXCEPTIONALLY MAINTAINED | DOUBLE
ATTACHED GARAGE | GREAT WALKABLE
LOCATION!**

This meticulously maintained and upgraded home has an excellent location within the community and is walking distance to an abundance of amenities including playgrounds, schools, sports fields, pump track, pond and pathway system, the King's Heights Amphitheatre Park, soccer fields and outdoor rink, and the shops, services and restaurants at Kingsview Market and Yankee Valley Crossing. This family-friendly community also boasts quick access in and out of town via the new 40 Avenue interchange on the QEII.

This property has a very functional floor plan with loads of well-thought-out living space and storage. The main level greets you with an inviting entry opening to the spacious living room that is bright and comfortable with a large feature window overlooking the landscaped yard. The dining area is adjacent to the kitchen that offers a generous amount of cupboard and counter space, stainless steel appliance package including a wall-mounted chimney style range hood, large island with seating and a double undermount silgranite sink, oversized tile backsplash and a huge walk-in pantry. The main level is completed with a second entry that provides access to



the extra deep 23â€™™5â€• x 18'0â€• double attached garage. The upper level boasts a smart layout with a bright front bonus room great for movie nights or as a kids play area, main 4-piece bathroom, dedicated laundry room with a linen closet and 3 generously-sized bedrooms including the primary suite that features a large walk-in closet and a spa-like 5-piece ensuite bathroom with a soaker tub, oversized shower with full-height tile surround and a large dual sink vanity with an additional bank of drawers for storage. The unfinished basement offers plumbing rough-ins and a large window for future development. This back yard is a true oasis with lovely landscaping, trees and a spacious deck, perfect for barbecuing or just sipping your morning coffee and enjoying the outdoor space.

The list of upgrades and additional features is long and includes solar panels on the roof, triple pane windows, tankless water heater, quartz countertops and soft close maple cabinets in the kitchen, 9â€™™ ceilings on the main floor, Hunter Douglas windows coverings in the bedrooms, upgraded main entry door and passage doors on all closets (no bi-folds), luxury vinyl flooring in the bathrooms and laundry room, waterproof carpet underlay, additional south facing window in the stairwell, ensuite bathroom pot lights, exposed aggregate extending the width of the driveway, soffit outlet for seasonal lights or gemstone installation and much more. Welcome to your new Kingâ€™™s Heights home.

Built in 2019

Essential Information

MLS® #	A2243922
Price	\$585,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,774
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	178 Kingfisher Crescent Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0X7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	5
Zoning	R2
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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