

**2468 Kingsland View SE  
Airdrie, Alberta**

**MLS # A2281680**



**\$689,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	None		

This stunning two-storey Jayman-built family home offers over 3,000 square feet of fully developed living space and sits on a large, flat lot in a perfect location. The main floor is bright and welcoming, featuring a spacious living room, a large family room with a cozy fireplace, and a beautiful kitchen with granite countertops, warm cabinetry, a large island, and a sunny nook. A mudroom with built-in cabinets and main-floor laundry adds everyday convenience, all thoughtfully laid out with hardwood flooring throughout. Upstairs, you'll find four generous bedrooms and a bonus room, including a relaxing primary bedroom with a walk-in closet and private ensuite, plus a full main bathroom. The fully finished lower level offers a huge recreation room, two additional bedrooms, a three-piece bathroom, and plenty of storage space. Outside, the yard is fully landscaped and perfect for family barbecues, entertaining, or simply enjoying the outdoors. The attached double garage is spacious enough for two vehicles and all your extra gear. This home truly has it all and is a must-see.