

# \$767,700 - 82 Kingsbridge Crescent Se, Airdrie

MLS® #A2197720

**\$767,700**

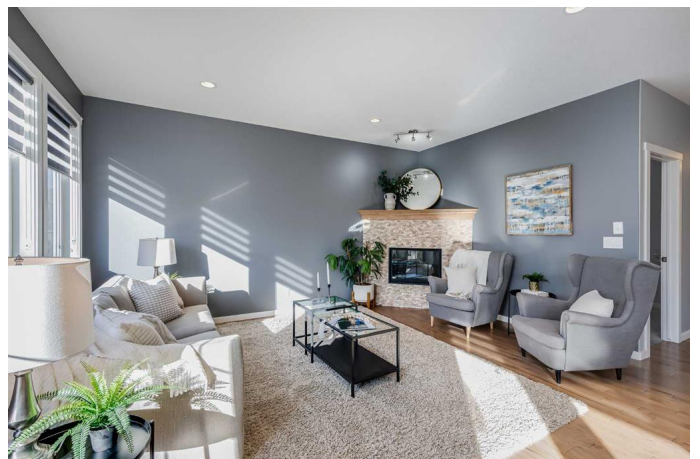
5 Bedroom, 4.00 Bathroom, 2,258 sqft  
Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Welcome to this meticulously maintained custom-built 5-bedroom home, ideally situated on a quiet crescent in prestigious Kings Heights. This home has the quality and elegance you are looking for.

From the moment you arrive, the exceptional craftsmanship and attention to detail are apparent, setting the tone for the entire home. A spacious front foyer, featuring tasteful tile flooring, 2 closets & a built-in bench, welcome you and lead into the bright and airy main floor.

Here, you'll find maple hardwood floors, 9-foot ceiling, and a thoughtfully designed open-concept layout that provides seamless flow. The chef-inspired kitchen is truly a showstopper, offering a large island with counter height seating, sleek white cabinetry, quartz countertops, stainless steel appliances, and massive walk through pantry, making it perfect for everyday meals and hosting family and friends. The kitchen also provides beautiful views of the sunny south-facing backyard, which hosts a two-tiered deck - ideal for outdoor relaxation and young families. The home is enhanced by upgraded window coverings and central air making the home bright and comfortable year round. The heated, insulated and drywalled double garage adds an extra layer of convenience and function. The main floor also hosts a versatile office/flexroom and a powder room neatly



tucked away.

Upstairs, you'll discover three spacious bedrooms, each designed for comfort and privacy. These surround a cozy bonus room, perfect for movie nights or a quiet retreat. The upper floor laundry room with custom cabinets add to the home's practicality, ensuring everyday chores are handled with ease. The primary suite is a true oasis, offering a generous layout, luxurious 5-piece ensuite, and a full walk-in closet that will impress even the most discerning homeowners. A gorgeous family bath with dual sinks complete the upper level.

The recently finished fully developed basement adds incredible space with two additional bedrooms, a stylish 4-piece bathroom, and a large recroom perfect for entertaining and relaxing. Whether you're hosting guests or enjoying quiet time at home, this basement offers endless possibilities.

This home is an extraordinary combination of sophistication, functionality, and thoughtful design. Truly created for modern living and growing families. The owners further added Gemstone Year Round Lighting adding the architectural distinction worthy of this impressive home.

Don't miss the opportunity to make this exceptional home yours. Close to schools, wonderful pathway system and easy access to all the amenities you desire. Call your favourite Realtor and book your private showing today!

Built in 2014

## **Essential Information**

MLS® #

A2197720

Price	\$767,700
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,258
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	82 Kingsbridge Crescent Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0M8

### Amenities

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

### Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Rain Gutters, Storage, Lighting

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 6th, 2025

Days on Market 6

Zoning R1

HOA Fees 80

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.