

30 Kingston Bay SE
Airdrie, Alberta

MLS # A2214833



\$675,000

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|------------------|--|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,933 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Rare Opportunity! Beautiful Corner Lot Backing onto Serene Green Space in a Quiet Cul-de-Sac Welcome to this exceptional home situated on a coveted corner lot, offering privacy, tranquility, and scenic views. Backing onto lush green space and tucked away in a peaceful cul-de-sac, this home blends nature with elegance. Step inside to an open-concept layout enhanced by durable, wood-look tile flooring that flows seamlessly throughout the main level. The east-facing front porch is perfect for sipping your morning coffee while watching the sunrise, while the expansive west-facing deck invites you to unwind and enjoy the sunset. The kitchen showcases stunning granite countertops throughout the entire home, pairing style with functionality. A massive dining room provides the ideal space for hosting gatherings, whether casual dinners or holiday feasts. Upstairs, you'll find a grand bonus room with vaulted ceilings—perfect for a media room, home office, or play space. The generously sized primary suite features a luxurious en-suite retreat, complete with a corner soaker tub and a separate stand-up shower. Don't miss your chance to own this one-of-a-kind home that combines comfort, space, and style in a truly unbeatable location!