

# \$569,000 - 299 Kingsbridge Road Se, Airdrie

MLS® #A2227776

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,297 sqft  
Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

Set on a beautiful CORNER LOT, this 3 Bedroom FULLY FINISHED Duplex Bungalow boasts a sun-soaked SOUTH BACKYARD and Double ATTACHED GARAGE! This home has been loved, and maintained! Great curb appeal welcomes you as you pull up and appreciate the location, the covered front porch is highlighted by stone siding and custom wood garden beds. This home offers a bright, OPEN CONCEPT layout with VAULTED CEILINGS and loads of functional space. The Kitchen is perfectly situated at the heart of the home, overlooking the adjacent Dining area & Living Room. Featuring modern stone countertops, SS appliances, a large EAT-UP ISLAND, and a CORNER PANTRY. A cozy Living Room steps outside to the back deck & yard, fantastic for entertaining friends and family. Tucked-away in the back corner of the home is a big Primary Suite, complete with a WALK-IN CLOSET and a beautifully UPDATED 3-pc ENSUITE with a tiled WALK-IN SHOWER and upgraded high-powered fan. A spacious 2nd Bedroom, 4-pc Main bath (also with high-powered fan), and convenient Laundry Room & organized closet by the garage entrance complete the Main Level. Downstairs a FULLY FINISHED BASEMENT adds excellent extra living space with a huge Rec Room, 3rd Bedroom, 3-pc Bathroom, and a versatile Family Room ideal for a home gym or office/hobby space – plus a massive Storage space AND an organized Utility Room! Here comes the best part!



Enjoy the sunny SOUTH FACING BACKYARD with a private deck, fully landscaped and fenced, with thoughtful custom built-in storage and organization. The Double Attached Garage plus driveway offer ample parking, and the location is unbeatable! Kings Heights is sought-after for its scenic ponds, walking paths, schools, parks, nearby shopping, and transit - all in a vibrant, family-friendly community with quick access to commuting routes. This home won't last long, come see it today!

Built in 2013

### Essential Information

MLS® #	A2227776
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,297
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	299 Kingsbridge Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0M4

### Amenities

Amenities	Other
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	8
Zoning	R2
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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