

# \$654,900 - 112 Kingsbridge Way, Airdrie

MLS® #A2267562

**\$654,900**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

Welcome to Kings Heights, where this updated two-storey pairs everyday function with rare backyard privacy. With no homes behind and a south-facing yard, the main living spaces are bright from morning to evening. Outdoors is set for easy hosting: a landscaped yard, oversized deck, and screened gazebo create multiple zones for dining, relaxing, and play.

Inside, style and comfort come with hardwood flooring, refreshed lighting, and thoughtful details throughout, plus peace of mind from new A/C (2023) and a new furnace (2024). The kitchen delivers form and function with ceiling-height cabinets, granite counters, a gas range, and a generous island for prep and gatherings.

Upstairs keeps life organized: walk-in closets in every bedroom and an updated laundry room with added storage. The basement is framed and wired with permits, giving you a head start on a media room, gym, or additional living area.

Location seals the deal. You're moments to parks, walking paths, Kingsview Market, and a full range of schools, preschool, and daycare. Move-in ready, well cared for, and built to grow with you. This is one to see.

Built in 2012

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2267562    |
| Price          | \$654,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,836       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 112 Kingsbridge Way |
| Subdivision | Kings Heights       |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B0A9              |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | None                                                                       |
| Parking Spaces | 4                                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                     |

|                 |                                             |
|-----------------|---------------------------------------------|
| # of Fireplaces | 1                                           |
| Fireplaces      | Electric, Living Room, Mantle, Brick Facing |
| Has Basement    | Yes                                         |
| Basement        | Full                                        |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Back Yard, Landscaped, Gazebo |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-1S               |
| HOA Fees       | 84                 |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.