

# \$725,000 - 262 Kingfisher Crescent Se, Airdrie

MLS® #A2233939

**\$725,000**

3 Bedroom, 3.00 Bathroom, 2,531 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Open House Saturday July 12th Noon-2pm.  
The world becomes brighter after walking into your new home at 262 Kingfisher Crescent. This exceptionally maintained Jayman built home has over 2500 Sq. Ft. of developed space with an open concept main floor, brimming with natural light under 9-foot ceilings. The pot lights throughout and accented gas fireplace provide endless atmospheric light when the sun goes down.

The spacious kitchen features beautifully finished wooden cabinets, quartz countertops, sizeable pantry, perfectly designed around the oversized centre island. The secondary island with a framed view to the dining area, could make a comfortable breakfast bar.

Step out into your own outdoor oasis in the south-facing backyard, with two seating areas, tall privacy fencing, and a large lawn accented with young, fast-growing aspen trees and various shrubbery. Home and outside are perfect for entertaining guests and family gatherings.

Upper level of house has 3 bedrooms, a dedicated home office space, laundry room, 4-piece bathroom and a bonus room that brings it all together. The primary bedroom is the ultimate hideaway with his and hers closets, dual vanities, dressing table, and ensuite bathroom with a private water closet.



The undeveloped basement is open for endless possibilities to make the space however you dream it to be. This home's location in the desirable Airdrie community of King's Heights is conveniently situated to parks, schools, amenities and major thoroughfares. Book your showing now to your private Airdrie oasis!

Built in 2018

### Essential Information

MLS® #	A2233939
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,531
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	262 Kingfisher Crescent Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0X5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	5
Zoning	R1-U
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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