



**St. Albert**      **24 Kingswood**      **LP: \$799,900**  
**54 KINGSWAY DR**      **SP:** **M**

**ACTIVE**

<b>Type:</b>	Detached Single Family	<b>Listing ID#:</b>	E4145958
<b>Style:</b>	Bungalow	<b>Bdrms Above:</b>	2
<b>Year Built:</b>	2002	<b>Bdrms Total:</b>	4
<b>Full Baths:</b>	3	<b>Basement:</b>	Full
<b>Half Baths:</b>	0	<b>Bsmnt Dev:</b>	Fully Finished
<b>Tot A.G. SqFt:</b>	1,969.70	<b>Tot A.G. SqM:</b>	182.99

This incredible bungalow shows like new! The exceptional floor plan is beautifully bright and open, ideal for entertaining! Gorgeous custom doors welcome your guests into the spacious foyer & there is a walk-through closet for your convenience. High ceilings & hardwood floors are just 2 of the features you'll love about this home,. The kitchen is a dream space for any chef, and the attention to detail in the cabinetry makes it as beautiful as it is functional. Also on the main floor is a large den or formal dining room, just off the front entrance, and a master suite with fireplace and spa-like ensuite. The lower level is as impeccably finished as the main floor featuring a family room, 2 bedrooms, a full bath & a 2nd den and ample storage. Hardwood floors, in-floor heating, a theatre system, wet bar, and plenty of storage are features you will enjoy! Relax in the privacy of your quiet back yard, or enjoy nearby Kingswood Park and the St Albert Nordic ski club! This is a gem not to be missed!

**Directions:**

**Virtual Tour:** <https://youtu.be/xmC8a00oOZE>      **Brochure:** <http://www.54-KingswayDr-StAlbert.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	2	0	0	<b>Main:</b>	182.99	1,969.70
<b>Ensuite Baths:</b>		0	0	0	0	1	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	Y <b>Fireplace Type:</b> Mantel, Tile Surround						<b>Lowr:</b>		
<b>Parking:</b>	Heated, Insulated, Triple Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	8.43x6.91			<b>Prk Encl/Ttl:</b> 3 / 6			<b>Total A.G.:</b>	182.99	1,969.70

<b>Living Room:</b>	5.03x4.42	M	<b>Master Bedroom:</b>	4.42x3.96	M	<b>Recreation Room</b>	4.57x3.96	B
<b>Dining Room:</b>	4.11x3.20	M	<b>Bedroom 2:</b>	3.66x3.35	M	<b>Laundry Room</b>	1.83x1.52	M
<b>Kitchen:</b>	5.18x3.35	M	<b>Bedroom 3:</b>	3.51x2.74	B	<b>Utility Room</b>	3.96x3.20	B
<b>Family Room:</b>	5.65x4.78	B	<b>Bedroom 4:</b>	4.57x3.51	B			
<b>Den:</b>	3.66x3.35	M	<b>Second Den</b>	5.49x3.35	B			
<b>Bonus Room:</b>								

<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1, In Floor Heat System
<b>Roof:</b>	Cedar Shakes	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stone, Stucco	<b>Features:</b>	Air Conditioner, No Animal Home, No Smoking Home, Vaulted Ceiling, Wet Bar, See Remarks
<b>Site Influences:</b>	Environmental Reserve, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, See Remarks		

**Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** Keenooshayo Elementary      **Jr. High School:** Lorne Akins      **Sr High School:** Paul Kane

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

<b>Total Lot M2:</b>	665.50	<b>Lot Shape:</b>	Rectangular	<b>Lot Dimen:</b>	
<b>Frontage:</b>	17.20	<b>Depth:</b>	35.50	<b>Zoning:</b>	
<b>Conform:</b>		<b>Conform Yr:</b>		<b>Front Expos:</b>	Southwest
<b>Taxes:</b>	\$7,742.65 2018	<b>Local Improve:</b>			