



St. Albert **24 Kingswood** **LP: \$750,000**
54 KINGSWAY DR **SP:** **M**

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4170774
Style:	Bungalow	Bdrms Above:	2
Year Built:	2002	Bdrms Total:	4
Full Baths:	3	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	1,969.70	Tot A.G. SqM:	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/sxnXW1dXURc> **Brochure:** <http://www.54-KingswayDr-StAlbert.com>

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

Living Room:	5.03x4.42	M	Master Bedroom:	4.42x3.96	M	Recreation Room	4.57x3.96	B
Dining Room:	4.11x3.20	M	Bedroom 2:	3.66x3.35	M	Laundry Room	1.83x1.52	M
Kitchen:	5.18x3.35	M	Bedroom 3:	3.51x2.74	B	Utility Room	3.96x3.20	B
Family Room:	5.64x4.78	B	Bedroom 4:	4.57x3.51	B			
Den:	3.66x3.35	M	Second Den	5.49x3.35	B			
Bonus Room:								

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

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

Goods Excluded:

Warranty:

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

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

Total Lot M2:		Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:	Real Property Report With	Conform Yr:	2003	Front Expos:	Southwest
Taxes:	\$7,742.65 2018			Local Improve:	