



GRASSROOTS
REALTY GROUP

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224 Kingsbury Close SE
Airdrie, Alberta

MLS # A2217755



\$700,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,760 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Nestled on a quiet, family-friendly street in the desirable community of Kings Heights, this beautifully maintained, AIR-CONDITIONED home offers the perfect blend of comfort, space and connection. Step inside and immediately feel at home in the spacious front entryway. The open-concept main floor features 9-foot ceilings and rich laminate flooring, creating a warm and inviting space perfect for both everyday living and entertaining. The bright living room boasts large windows and a cozy gas fireplace inviting you to put your feet up and relax. Culinary adventures are inspired in the beautiful kitchen showcasing granite countertops, stainless steel appliances, a large centre island with an undermount sink and a breakfast bar and a walk-through pantry with generous storage—making grocery drop-offs a breeze! The adjacent dining area opens onto a large deck with a gas BBQ hookup and a fully fenced backyard, perfect for summer gatherings. Convene in the upper level bonus room for movies and games nights. The primary suite is a relaxing retreat featuring a 4-piece ensuite with granite counters, a deep soaker tub, a separate shower and a large walk-in closet. Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! The fully finished basement adds even more living space with a large rec room, a fourth bedroom, a full bathroom and a tucked-away nook, perfect for a work, study, hobby, craft or art space. Other highlights include a double attached garage with built-in shelving. Unbeatably located in this family-friendly and extremely walkable neighbourhood, home to 2 schools, numerous parks, playgrounds, greenspaces, scenic pathways, fountains and even a timber amphitheatre. Mere minutes from shopping and dining plus

quick access to the QEII for easy commuting. This home offers the full Kings Heights lifestyle—community charm, practical space and lasting comfort. Come see for yourself - your next chapter starts here!