



GRASSROOTS
REALTY GROUP

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274 Kingsbury View SE
Airdrie, Alberta

MLS # A2225715



\$777,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Greenbelt, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: TV Wall Mounts

This is the home you have been waiting for! Nestled in the highly sought-after Kings Heights, this stunning 2-storey, 4-bedroom, 3-bathroom home offers luxurious living and an unbeatable location, with both Heloise Lorimer School and École des Hautes-Plaines / Airdrie Francophone School within walking distance. Step inside and be greeted by a grand entrance featuring an open foyer, 10-foot ceilings, and a floating staircase. The spacious living room features a fireplace and large windows, bathing the space in natural light. Throughout the home, you'll find elegant granite countertops and custom 5-inch baseboards and custom paint finishings, adding a touch of luxury. The full-sized kitchen includes a convenient walkthrough pantry, perfect for any home chef. The private backyard is a true oasis, with over \$40,000 in upgrades, including a large stamped concrete patio, a custom-built deck, lush trees, and maintenance-free astroturf. Backing onto a serene greenspace, it provides ample room for outdoor entertaining and relaxation. Upstairs, the primary bedroom is a sanctuary with vaulted ceilings, a double vanity 5-piece ensuite, and a generous walk-in closet. Two additional well-sized bedrooms and a bonus room with a stylish salon to complete the upper level. The fully developed basement offers an extra-large bedroom, a versatile rec room, and a full bathroom. Recent upgrades enhance comfort and convenience, including a newer tankless hot water tank (2023) and newer fridge, stove, and washer (2022). Situated on a quiet street, this home is also conveniently close to shopping, restaurants, amenities, and offers easy access to major highways. Don't miss the opportunity to make this exquisite property your own. Call your favorite realtor to view today!

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