



GRASSROOTS
REALTY GROUP

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169 Kingsbury Close SE
Airdrie, Alberta

MLS # A2232534



\$639,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Outdoor Furniture on Balcony, shelving in living room, bedroom and garage

Vacant and ready for immediate occupancy. Discover this beautifully maintained and upgraded 1,800 sq ft, Jayman built home, loaded with upgrades, with walkout basement, tucked away on a quiet street in the desirable community of Kings Heights. Just steps from two schools and the scenic Kings Heights Park, this home is the perfect mix of Charm, Luxury, and everyday comfort. Inside, you'll be greeted by a sun-filled, open-concept main floor with rich hardwood floors, and a fresh coat of paint (2021) that gives the space a crisp, updated feel. The modern white kitchen shines with full-height cabinets, gleaming granite countertops, huge island with breakfast bar, a walk-in pantry, and a spacious eating nook that flows effortlessly into the cozy family room with a gas fireplace—perfect for relaxed evenings or entertaining friends. The bright sliding doors take you from the kitchen nook to the balcony to enjoy a summer BBQ. Upstairs features three generous bedrooms, including a large primary suite that feels like a retreat, complete with a 5-piece ensuite boasting dual sinks, a soaker tub, and a separate shower. Walk though to the huge walk-in closet that then leads though to the convenient upper floor laundry. The walkout basement is full of potential—bright with oversized windows and loads of space, it's ready for your personal touch, whether that's a recreation space, home office, or future income potential. Additional perks include air conditioning, instant hot water, and thoughtful upgrades that make everyday living easy. With shopping, schools, parks, and amenities all within walking distance—and more just minutes away throughout Airdrie—this home truly offers Location, Luxury, and Lasting value. Don't wait—schedule your private showing today and come see why Kings Heights is the perfect place to

call home!