



**GRASSROOTS**  
REALTY GROUP

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**224 Kingsbury Close SE**  
**Airdrie, Alberta**

**MLS # A2239569**



**\$675,000**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cedar, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-U

**Utilities:** -

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&mdash;community charm, practical space and lasting comfort. Come see for yourself - your next chapter starts here!