



GRASSROOTS
REALTY GROUP

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21 Kingsbury Close SE
Airdrie, Alberta

MLS # A2245250



\$888,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions: Stove, Refrigerator, Microwave, Range Hood, Washer/Dryer & TV Mount

Welcome to your dream home in the heart of family-friendly Kings Heights! Built by McKee Homes, this spacious 2-storey offers 3 good-sized bedrooms, a bonus room, 2.5 bathrooms, and a bright walkout basement with a 2-bedroom suite featuring a full kitchen, separate laundry, and private entrance. The suite is currently rented to long-term tenants, offering great rental potential. Inside, enjoy 9' ceilings, quartz countertops, upgraded flooring, upstairs laundry, and an electric fireplace in the living room. The backyard is a perfect hangout spot, backing onto a green space ideal for families. With 2,620+ sq ft of developed living space, this home offers both comfort and income potential.