



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**354 Kingsbury View SE**  
**Airdrie, Alberta**

**MLS # A2248180**



**\$650,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Rectangular Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Alarm-no contract, Bonus Room Floating (speaker) Shelves, Basement Fridge, All T.V. Mounts, Central Vac/Attachments with "Car Kit"

Welcome to 354 Kingsbury View SE, an impeccably maintained 3-bedroom, 3.5-bathroom home in the highly sought-after, family-friendly community of King's Heights. With over 2,650 sqft of total functional living space this two-storey beauty offers both comfort and style for growing families. Step into a welcoming main floor featuring 9' knockdown ceilings, cozy gas fireplace with its own remote, and open-concept kitchen/dining/living space. The chef's kitchen includes upgraded stainless steel appliances with a GAS stove, GRANITE countertops (throughout), a raised island eating bar, walk-through pantry, and tiled backsplash. The adjacent dining area overlooks a beautifully landscaped WEST-facing yard complete with an oversized deck, BBQ gas line, phantom screen door, VINYL fencing, and a great storage shed—perfect for hosting summer BBQs or letting kids and pets roam free. Upstairs, discover a unique layout with upper-floor pedestal laundry conveniently located away from bedrooms, plus a VAULTED bonus room wired for surround sound. All three bedrooms are generously sized, including the primary suite with walk-in closet and a spa-inspired 4pc ensuite featuring a large granite makeup vanity, corner jetted soaker tub, and separate walk-in shower. A second 4pc bath completes the upper level. The fully finished basement offers plenty of additional living space with large above-grade windows, custom built-ins, an electric fireplace with a custom mantle, and a sleek 4pc bath—easily add a 4th bedroom to suit your needs. Additional features include a double attached garage with a rough-in for a GAS heater (fits a half-ton truck!), granite throughout, large mudroom off the garage with coat storage, central vac with your own "car kit" for the auto lover, R/O water system, water softener and abundant curb appeal. All this is

located on a 3,907 sqft lot in a community known for parks, pathways, multiple schools, and proximity to shopping and major roadways.