



GRASSROOTS
REALTY GROUP

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100 Kingsbury Close SE
Airdrie, Alberta

MLS # A2274360



\$635,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached, Front Drive, Heated Garage, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Central, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Smart Home, Wet Bar, Wired for Sound		

Inclusions: Murphy bed in the basement

WOW! AMAZING OPPORTUNITY! to own a truly remarkable 4 BED 3.5 BATH with over 2260 SQFT of developed living space property in one of the Airdrie's most sought-after communities—Kings Heights. Thoughtfully customized from top to bottom, inside and out, this beautifully modernized two-storey home with a double attached garage stands out with its unique features and exceptional planning. Step inside '100 Kingsbury Close', through the charming covered veranda and into a spacious front entry with a coat closet. Continue past the stylish half bath to the stunning open-concept main floor, showcasing a fresh colour palette, upgraded lighting, LVP flooring for all floors and ceilings. The chef's kitchen is a showstopper, featuring: Granite under-mount farmhouse sink, Gas stove with oven, Heavy duty newly installed hood fan, Bosch dishwasher, Large island with eating bar, Abundance of soft-close cabinetry, Quartz countertops and Walk-in pantry with pocket door and motion-sensor lighting! The expansive living room is brightened by large windows and accented with a rustic feature wall and shelves, fireplace, while the generous dining area provides access to the west-facing backyard retreat. Perfect for entertaining, this outdoor space includes a two-tier deck, Pergola, built-in Bench seating, Fire Pit, plenty of green space, fully fenced and gated for excellent privacy!! Upstairs, you'll find a bright and inviting primary suite featuring stunning feature walls, a walk-in closet, and a luxurious 5-piece ensuite complete with dual sinks, a soaker tub and tiled shower. The upper level also offers other three additional spacious bedrooms, a 4-piece main bath, and a perfectly sized laundry room equipped with a pedestal sidekick washer. FINISHED BASEMENT—a beautifully designed space loaded with upgrades! Enjoy a gorgeous wet bar

with two beverage coolers, raised eating bar, ample cabinetry, and live-edge shelving. The basement also includes a generous living area with built-in SPEAKERS, a stunning 3-piece bathroom with an oversized tiled walk-in shower, HEATED FLOOR, and excellent storage options. This home continues to impress with approximately \$25,000 in premium upgrades, including: Professionally installed heater in double attached garage with abundant shelving, Heavy duty hood fan in the kitchen, Central A/C, Heated floor in the basement washroom, LVP flooring all around (except basement stairs), Two outdoor storage sheds, Two-tier deck with pergola and a seating bench and Watts Exterior Bluetooth lighting (NO MORE Holiday light hassle!) Bothered from on-road traffic noise? Welcome! This property is located in a quiet close (CL)—no through traffic—this home is perfectly positioned for families. It is just steps away from schools such as Heloise Lorimer (Eng)/École des Hautes-Plains, skating rink, parks, walking trails to pond and three football fields. If you're looking for a home full of character, thoughtful upgrades, and unique features, this one is truly a must-see!