



**100 Kingsbury Close SE  
Airdrie, Alberta**

**MLS # A2274360**



**\$619,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached, Front Drive, Heated Garage, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

**Inclusions:** Murphy bed in the basement

FINISHED BASEMENT! 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 \$25,000 in premium upgrades, including: Professionally installed heater in double attached garage with abundant shelving, Tankless water heater, 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 lightings. Bothered from on-road traffic noise? Welcome! This property is located in a quiet close (CL)&mdash;no through traffic&mdash;this home is perfectly positioned for families. It is just steps away from schools such as Heloise Lorimer (Eng)/&Eacute;cole des Hautes-Plains, skating rink, parks, walking trails to pond and three football fields. If you&rsquo;re looking for a home full of character, thoughtful upgrades, and unique features, this one is truly a must-see!