



**274 Kingsbury View SE
Airdrie, Alberta**

MLS # A2295387



\$699,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Microwave Hoodfan, Dishwasher, Washer & Dryer, Window Blinds, TV Mount in living room, Alarm-no contract, garburator, garage heater with fan, air compressor hose, Garage remote(s)

Impressively large and fully finished 2-storey offering a double attached garage, 4 bedrooms, 3 bathrooms and an unbeatable location—backing onto a greenspace & path, just a short walk to both Heloise Lorimer School and École des Hautes-Plaines schools. From the moment you walk in, you’re welcomed by a bright, open foyer with impressive 10-foot ceilings and a modern-looking floating staircase. The well-lit main living space is warm and inviting, featuring a fireplace and large, upgraded window package that fill the home with natural light. You’ll also notice the attention to detail throughout including bullnose granite countertops, beautiful architecture with arches, several built-ins, floor to ceiling tiled fireplace and custom crown molding & baseboards. The kitchen is designed for both everyday living and entertaining, complete with a massive centre island layout and a convenient walkthrough pantry. Step outside and you’ll find a backyard that truly stands out. With over \$40,000 in upgrades, it features a stamped concrete patio, custom deck, mature trees, and low-maintenance astroturf. Backing onto greenspace with neighbours set far back, it’s a private setting with plenty of room to relax or host. Upstairs, the primary bedroom offers a peaceful retreat with vaulted ceilings, a spacious 5-piece ensuite with double vanity, and a walk-in closet. You’ll also find two additional bedrooms and a large bonus room—perfect for a growing family. A bright and big laundry room with room for a sink complete the upper floor (Owner has converted this room into a salon, but could easily be converted back to a laundry room). The fully finished basement adds even more living space with a large fourth bedroom (bedroom window may not be egress), a versatile rec room, a full bathroom and lots of storage.

Recent updates include a tankless hot water system (2023) and newer appliances (fridge, stove, and washer in 2022), giving you peace of mind. All of this is located on a quiet street, close to shopping, restaurants, and with easy access to major routes. This is a great opportunity to get into a move-in-ready home in one of Airdrie's most popular communities. Reach out to your favorite Realtor to book your showing.