



**37 Kingsbury Close SE  
Airdrie, Alberta**

**MLS # A2296020**



**\$845,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,396 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Garage heater, Gemstone Lighting

Backing onto expansive green space with no rear neighbours and unobstructed views, this fully finished walkout in Kings Heights offers over 3,100 sq ft of developed living space, with 5 bedrooms and 3.5 bathrooms, designed for those who value space, flexibility, and a setting that's becoming increasingly hard to find. Tucked into a quiet close, this home combines a bright, open layout with a location that truly sets it apart. The south-facing main floor features 9' ceilings, hardwood flooring, and a seamless flow between the kitchen, dining, and living areas. The kitchen is thoughtfully designed with a large island, quartz countertops, stainless steel appliances, and a walk-through pantry connecting directly to the mudroom and heated double attached garage. A main floor office with French doors creates a dedicated workspace, while upstairs, the bonus room provides additional living space. The primary suite is a true retreat, featuring a beautifully appointed 5-piece ensuite with a soaker tub and separate shower. Two additional generously sized bedrooms, both with walk-in closets, along with upper-floor laundry, complete the level. The fully finished walkout basement adds even more versatility, offering two additional bedrooms, a 3-piece bathroom, ample storage, and direct access to the backyard, ideal for guests, teenagers, or multi-generational living. The landscaped and fenced backyard opens directly onto wide green space with uninterrupted views and access to nearby pathways. Additional features include Gemstone exterior lighting, a heated garage, and excellent storage throughout. Located close to schools, parks, and everyday amenities, this is a well-rounded home in one of Airdrie's most established communities.