



**6 Kingsbury Close SE
Airdrie, Alberta**

MLS # A2302204



\$714,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,957 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE OTR MICROWAVE, DISHWASHER, WASHER, DRYER, CUSTOM DRAPERY, WATER SOFTENER, AC UNIT, GARAGE HEATER, GARAGE OPENER + REMOTE (X2) SOLAR PANELS (X16) DOORBELL CAMERA, 3X FLOOD SENSORS

OPEN HOUSE SAT APRIL 18th 12-2pm & SUN APRIL 19th 1-3PM !! Welcome to 6 Kingsbury Close SE—FULLY FINISHED 2-storey home in impeccable condition, nestled in the sought-after community of Kings Heights, offering stunning west-facing mountain views paired with true turn-key, show home quality living. From the moment you arrive, the pride of ownership is undeniable. The home features a recently painted exterior, a fully landscaped yard complete with a dog run, and a heated, attached double garage. Step inside to a thoughtfully designed front entry with a built-in bench, ideal for keeping everyday life organized and functional. The main floor showcases a bright and airy open-concept layout, enhanced by beautiful hardwood flooring and large windows that flood the space with natural light. At the heart of the home is a timeless white kitchen, featuring granite countertops, a spacious pantry, and newer high-end stainless steel appliances. The kitchen flows effortlessly into the dining and living areas, where a cozy gas fireplace creates a warm and inviting focal point—perfect for both relaxed evenings and entertaining guests. Upstairs, you’ll find 3 generously sized bedrooms, including a primary retreat complete with a large walk-in closet and a spa-inspired ensuite featuring a double vanity, deep soaker tub, and separate shower. A spacious bonus room with soaring ceilings offers incredible versatility—ideal for a media room, play space, or home office—while upper-level laundry adds everyday convenience. The fully developed basement extends your living space with 2 additional bedrooms, a 3pc bathroom, and a substantial storage area, providing flexibility for growing families, guests, or multi-purpose use. This home is loaded with upgrades designed for comfort and efficiency, including central air conditioning, 16 solar

panels, a brand new hot water tank, water softener, reverse osmosis water filtration system, smart lighting, and flood detection sensors. A sprinkler system rough-in is also in place for future ease. Perfectly situated in a family-friendly neighbourhood, just steps from schools, parks, scenic walking paths, and a nearby pond, this location offers the ideal balance of lifestyle and convenience. This is a rare opportunity to own a home that truly delivers on style, function, and condition—all in one of Airdrie's most desirable communities. Call today to view!