



**GRASSROOTS**  
REALTY GROUP

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**165 Kingsbury Close SE**  
**Airdrie, Alberta**

**MLS # A2205081**



**\$744,999**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,252 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 165 Kingsbury Close SE, a prestigious two-storey home with a walk-out basement, located on a quiet street in the heart of King's Heights. This bright and open home is designed with today's families in mind. The main floor features a stunning kitchen complete with an island, a spacious walk-through pantry that leads to a conveniently located mudroom, granite countertops, and stainless steel appliances. The inviting living room boasts a modern fireplace and large windows that flood the space with natural light. The generous dining room provides access to the upper deck, which includes a staircase leading down to the fenced backyard. The main level is completed with a two-piece bathroom, a welcoming foyer, and a mudroom. Upstairs, you'll find a bonus room, a laundry room, two large bedrooms, a four-piece bathroom, and a spacious master bedroom with an ensuite and walk-in closet. The walk-out basement is awaiting your personal touch and future plans. With an abundance of windows throughout, this home remains bright and airy. Enjoy easy access to landscaped ponds, scenic walking paths, and all the amenities you need, including Cross Iron Mills Mall, Costco, excellent schools, grocery stores, restaurants, and recreational facilities. Schedule your private viewing today!