

173 Kingsbury Close SE
Airdrie, Alberta

MLS # A2272703



\$699,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,223 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

Beautifully maintained and upgraded home in the desirable community of Kings Heights in south Airdrie. This stunning air-conditioned property offers an exceptional layout and premium finishes throughout, in a fantastic location with quick and easy access to the highway. Step into the impressive main floor featuring soaring cathedral ceilings and a dramatic floor-to-ceiling fireplace in the bright and open living room. A convenient main-floor office located just off the front entrance provides the perfect workspace for remote professionals or quiet study. The chef-inspired kitchen showcases gorgeous quartz countertops, a 9’ island, stainless steel appliances including a gas stove, and a walk-through pantry leading to the spacious mudroom off the garage. A generous dining area opens onto the oversized deck with gas BBQ line, perfect for entertaining. A convenient 2-piece powder room completes this level. The open staircase leads to the upper level where you’ll find a spacious primary bedroom complete with a luxurious 5-piece ensuite featuring a soaker tub, stand-alone shower, quartz counters with double sinks, and a private walk-through closet that connects directly to the laundry room. A large bonus room with vaulted ceiling, two additional bedrooms, and a 4-piece bathroom complete the upper floor. The walkout basement offers endless possibilities with bathroom rough-in and direct access to the ground-level patio and fully fenced yard. The oversized garage includes 220 power, an 8’ door, and abundant storage space. Additional features include: vinyl plank flooring on the main level, carpet upstairs, tile in bathrooms and mudroom, soft close cupboards and drawers throughout, permanent exterior lighting and excellent curb appeal! Located just a short walk to Heloise Lorimer School (K-5), parks, pathways, shopping, and more. A truly exceptional home in

a prime family-friendly location—don’t miss this one!