



## 224 Kingsbury Close Airdrie Alberta

\$675,000

Nestled on a quiet, family-friendly street in the desirable community of Kings Heights, this beautifully maintained, AIR-CONDITIONED home offers the perfect blend of comfort, space and connection. Step inside and immediately feel at home in the spacious front entryway. The open-concept main floor features 9-foot ceilings and rich laminate flooring, creating a warm and inviting space perfect for both everyday living and entertaining. The bright living room boasts large windows and a cozy gas fireplace inviting you to put your feet up and relax. Culinary adventures are inspired in the beautiful kitchen showcasing granite countertops, stainless steel appliances, a large centre island with an undermount sink and a breakfast bar and a walk-through pantry with generous storage--making grocery drop-offs a breeze! The adjacent dining area opens onto a large deck with a gas BBQ hookup and a fully fenced backyard, perfect for summer gatherings. Convene in the upper level bonus room for movies and games nights. The primary suite is a relaxing retreat featuring a 4-piece ensuite with granite counters, a deep soaker tub, a separate shower and a large walk-in closet. Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! The fully finished basement adds even more living space with a large rec room, a fourth bedroom, a full bathroom and a tucked-away nook, perfect for a work, study, hobby, craft or art space. Other highlights include a double attached garage with built-in shelving. Unbeatably located in this family-friendly and extremely walkable neighbourhood, home to 2 schools, numerous parks, playgrounds, greenspaces, scenic pathways, fountains and even a timber amphitheatre. Mere minutes from shopping and dining plus quick access to the QEII for ...

Recreational, Games room 11.75 Ft x 15.42 Ft

Furnace 7.92 Ft x 8.08 Ft

Bedroom 7.92 Ft x 12.58 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Foyer 8.25 Ft x 5.58 Ft

Living room 10.83 Ft x 16.08 Ft

2pc Bathroom 4.58 Ft x 4.58 Ft

Bonus Room 17.08 Ft x 12.50 Ft

Primary Bedroom 11.75 Ft x 16.17 Ft

Bedroom 9.08 Ft x 10.08 Ft

Bedroom 9.08 Ft x 11.00 Ft

4pc Bathroom 9.75 Ft x 9.42 Ft

a

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://nowselling.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 10.33 Ft x 11.58 Ft

4pc Bathroom 8.25 Ft x 5.67 Ft

Dining room 10.33 Ft x 9.67 Ft