



## 97 Kingsbury Close Airdrie Alberta

\$789,900

Welcome Home! Nestled on a quiet, family-friendly street in one of Airdrie's most desirable neighbourhoods, this stunning two-storey impresses inside and out. Backing and siding the tranquil path leading to schools, ponds, pump track, outdoor rink and more within Kings Heights, this modern masterpiece is perfect for families, professionals, and entertainers alike. Step into a light-filled main floor with 9' knockdown ceilings, a spacious living room highlighted by a cozy gas fireplace, and large windows framing the scenic backdrop. The gourmet kitchen is a chef's dream, boasting full-height soft-close cabinets and drawers, a central island with flush eating bar, QUARTZ countertops (throughout), stainless steel Whirlpool appliances, built-in microwave, and a convection oven. A walk-through pantry connects seamlessly to the mudroom and garage entry for added convenience. The main floor office offers the perfect work-from-home setup, while the dining area opens via 3 door-8' high patio doors leading to a large deck with a BBQ gas line, and steps down to an exposed aggregate patio with hot tub, pergola, and outdoor seating space--designed for ultimate relaxation. Upstairs, the bonus room features VAULTED ceilings and access to a covered WEST-facing BALCONY--perfect for taking in evening sunsets and mountain view. There are three spacious bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired 5pc ensuite complete with a raised vanity with dual sinks, a fully subway-tiled walk-in shower, and soaker tub. A 4pc main bath and convenient upper laundry complete the upper level. The fully finished basement is a showstopper--featuring flat ceilings, elegant wainscoting, massive rec room and a stylish wet bar equipped with a beverage cooler, dishwasher, floating cabinets, and ample storage. Perfect for game nights, movie marathons, or out-of-town guests...

Recreational, Games room 16.83 Ft x 13.50 Ft

Other 12.75 Ft x 11.33 Ft

2pc Bathroom 6.42 Ft x 5.33 Ft

Furnace 12.50 Ft x 12.00 Ft

Living room 14.42 Ft x 12.92 Ft

Kitchen 13.42 Ft x 12.08 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Bonus Room 17.92 Ft x 13.58 Ft

Other 18.08 Ft x 4.50 Ft

Primary Bedroom 14.25 Ft x 11.42 Ft

5pc Bathroom 10.25 Ft x 8.58 Ft

Other 6.00 Ft x 4.92 Ft

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Listing Presented By:



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Pantry	8.25 Ft x 6.08 Ft	Bedroom	11.42 Ft x 9.33 Ft
Dining room	11.50 Ft x 9.00 Ft	Bedroom	11.42 Ft x 9.58 Ft
Foyer	7.83 Ft x 6.25 Ft	Laundry room	5.92 Ft x 3.42 Ft
Office	9.17 Ft x 8.92 Ft		