

# \$675,000 - 224 Kingsbury Close Se, Airdrie

MLS® #A2217755

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,760 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

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 easy commuting. This home offers the full Kings Heights lifestyleâ€”community charm, practical space and lasting comfort. Come see for yourself - your next chapter starts here!

Built in 2016

### Essential Information

MLS® #	A2217755
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,760
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	224 Kingsbury Close Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0R3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	54
Zoning	R1-U

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.