# \$659,900 - 169 Kingsbury Close Se, Airdrie

MLS® #A2232534

### \$659,900

3 Bedroom, 3.00 Bathroom, 1,807 sqft Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Discover this beautifully maintained and upgraded 1,800 sq ft family home with walkout basement, tucked away on a quiet street in the desirable community of Kings Heights. Just steps from two schools and the scenic Kings Heights Park, this home is the perfect mix of charm, function, and everyday comfort.

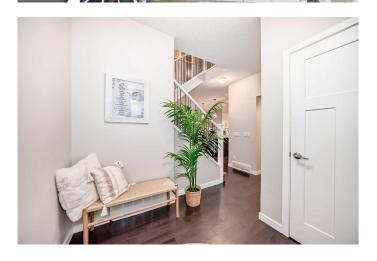
Inside, you'II be greeted by a sun-filled, open-concept main floor with rich hardwood floors, and a fresh coat of paint (2021) that gives the space a crisp, updated feel. The modern white kitchen shines with full-height cabinets, gleaming granite countertops, huge island with breakfast bar, a walk-in pantry, and a spacious eating nook that flows effortlessly into the cozy family room with a gas fireplaceâ€"perfect for relaxed evenings or entertaining friends. The bright sliding doors take you from the kitchen nook to the balcony to enjoy a summer BBQ.

Upstairs features three generous bedrooms, including a large primary suite that feels like a retreat, complete with a 5-piece ensuite boasting dual sinks, a soaker tub, and a separate shower. Walk though to the huge walk-in closet that then leads though to the convenient upper floor laundry.

The walkout basement is full of potentialâ€"bright with oversized windows and loads of space, it's ready for your personal touch, whether that's a recreation space, home







office, or future income potential.

Additional perks include air conditioning, instant hot water, and thoughtful upgrades that make everyday living easy.

With shopping, schools, parks, and amenities all within walking distanceâ€"and more just minutes away throughout Airdrieâ€"this home truly offers location, lifestyle, and lasting value.

Don't waitâ€"schedule your private showing today and come see why Kings Heights is the perfect place to call home!

Built in 2016

#### **Essential Information**

MLS® # A2232534 Price \$659,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,807 Acres 0.09 Year Built 2016

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 169 Kingsbury Close Se

Subdivision Kings Heights

City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 0R4

#### **Amenities**

Amenities Park

Utilities Natural Gas Connected

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Garage Door Opener

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Breakfast Bar, Closet Organizers, Granite

Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Tankless Hot Water,

Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator,

Tankless Water Heater, Washer, Window Coverings

Heating High Efficiency, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Gas, Stone

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 17th, 2025

Days on Market 5

Zoning R1-U

HOA Fees 84

HOA Fees Freq. ANN

#### **Listing Details**

Listing Office Real Broker

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