

# \$899,900 - 37 Kingsbury Close Se, Airdrie

MLS® #A2205129

**\$899,900**

3 Bedroom, 3.00 Bathroom, 2,224 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

\*\*\*OPEN HOUSE SUNDAY APRIL 27th 2PM TO 4PM \*\*\*

This custom-built Homes by Avi family home is the epitome of comfort, style, and functionality. Nestled in the peaceful and family-friendly community of Kings Heights, this stunning property offers over 2400 square feet of thoughtfully designed living space, perfect for growing families. With a unique pie-shaped lot, a walk-out basement, and exceptional features, this home promises a lifestyle of convenience and luxury.

As you enter, youâ€™re greeted by an expansive, sun-drenched main floor with south-facing windows that bathe the space in natural light. The rich hardwood flooring flows seamlessly through the area, accentuating the home's open, airy feel, highlighted by 9-foot ceilings. A spacious executive office with dual French doors provides the ideal space for a home office or study.

At the heart of the home lies the magnificent island kitchen, featuring bright quartz countertops, high-end stainless steel appliances, and an abundance of cupboard storage. A convenient walk-through pantry leads directly to the mudroom and attached double garage, where the garage height is extended to 13 feet, offering additional storage space. The house also comes with a Gemstone lighting system and a garage heater!



The open-concept living room is a true gathering space, with a cozy gas fireplace thatâ€™s perfect for relaxing with loved ones. Upstairs, youâ€™ll find a spacious bonus room with built-in shelvingâ€”ideal for family movie nights or a play area. The large primary bedroom is a true retreat, complete with a luxurious 5-piece ensuite featuring a tiled shower, a soaker tub, and a generously sized walk-in closet. Two additional well-sized bedrooms, each with a walk-in closet, ensure everyone in the family has their own private space. A convenient laundry room is also located on the second floor, equipped with top-of-the-line washer and dryer.

The unfinished walk-out basement is an exciting blank canvas, ready for you to create the perfect space to suit your needs. With rough-ins for plumbing and radon gas, along with a high-efficiency TRANE furnace and commercial-grade hot water heater, the basement is primed for customization. The fully landscaped and fenced south-facing backyard provides a tranquil retreat with unobstructed views of open sports fields, including soccer fields and hockey rinksâ€”perfect for an active family.

Additional features include a rough-in vacuum system, draperies and rods, and a garage door opener with two remotes.

Located in a prime spot within walking distance to parks, schools, and a wide array of outdoor activities, this home offers everything you need for a modern, family-oriented lifestyle. With its unmatched quality, this home is move-in ready and waiting for you to start making memories.

Don't miss out on this incredible opportunity to own a beautifully designed family home in

Kings Heightsâ€™ schedule your private showing today!

Built in 2018

### Essential Information

MLS® #	A2205129
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,224
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	37 Kingsbury Close Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0R3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Stone Counters, Storage, Soaking Tub, Wired for Sound
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	22
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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