

# \$915,000 - 37 Kingsbury Close Se, Airdrie

MLS® #A2205129

**\$915,000**

3 Bedroom, 3.00 Bathroom, 2,224 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

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 that's perfect for relaxing with loved ones. Upstairs, you'll find a spacious bonus room with built-in shelving—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 rinks—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 Heights—schedule your private

showing today!

Built in 2018

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205129    |
| Price          | \$915,000   |
| 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 Faces Front, Garage Door Opener |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Wired for Sound |
| 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 | 15              |
| Zoning         | R1              |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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