\$639,900 - 169 Kingsbury Close Se, Airdrie

MLS® #A2232534

\$639,900

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

Kings Heights, Airdrie, Alberta

Vacant and ready for immediate occupancy. Discover this beautifully maintained and upgraded 1,800 sq ft, Jayman built home, loaded with upgrades, 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, Luxury, and everyday comfort.

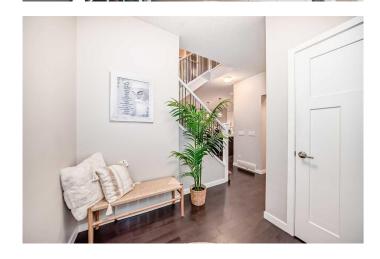
Inside, you'II be greeted by a sun-filled, open-concept main floor with rich hardwood floors, and a fresh coat of paint (2021) that gives the space a crisp, updated feel. The modern white kitchen shines with full-height cabinets, gleaming granite countertops, huge island with breakfast bar, a walk-in 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, Luxury, 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 \$639,900

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 Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home,

Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, High Ceilings, Soaking

Tub

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Range

Hood, Refrigerator, Window Coverings, Dryer, Electric Cooktop, Garage

Control(s), Tankless Water Heater, Washer

Heating Natural Gas, High Efficiency

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 84
Zoning R1-U
HOA Fees 84
HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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