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# 116 Kingsbury Close SE
# Airdrie, Alberta

## MLS # A2339928



# $679,900

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|---|---|---|---|
| **Division:** | Kings Heights | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,068 sq.ft. | **Age:** | 2016 (10 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Attached, Driveway, Insulated | | |
| **Lot Size:** | 0.08 Acre | | |
| **Lot Feat:** | Back Yard, Few Trees, Landscaped | | |

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|---|---|---|---|
| **Heating:** | High Efficiency, Forced Air | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood, Laminate | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding, Wood Frame | **Zoning:** | R1-U |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage | | |

**Inclusions:** N/A

AMAZING LOCATION - 4 BEDROOMS - 4 BATHROOMS - NEARLY 2900 SF DEVELOPED - FULLY FINISHED. Tucked onto a quiet, peaceful street, this beautifully maintained two-story home offers a thoughtful layout, generous living spaces, and a long list of features designed to make everyday living comfortable and enjoyable. From the moment you step inside, the main floor feels bright, welcoming, and incredibly functional, with a spacious foyer leading into a dedicated office, inviting living room with a cozy gas fireplace, and dining area with direct access to the deck. Upstairs, the home continues to impress with three spacious bedrooms, along with a bonus room positioned between the primary suite and the additional bedrooms, creating excellent separation and flexibility for the whole family. The primary retreat features a well-appointed ensuite complete with dual sinks, a corner tub, and a separate shower, while the conveniently located upper-level laundry adds an extra layer of practicality to the everyday routine. Downstairs, the builder-developed basement provides even more room to spread out, with 9-foot ceilings and oversized windows bringing plenty of natural light into the recreation/games area. A fourth bedroom and full bathroom complete this level, offering additional space for guests, family members, or whatever your lifestyle requires. Outside, the sunny west-facing backyard is an extension of the home's living space, featuring a large deck with a privacy screen where you can enjoy your morning coffee, entertain friends, or simply take in the peaceful surroundings. The beautifully landscaped yard also offers the perfect dedicated spot for a fire pit, creating a warm and inviting setting for evenings outdoors. The home is equally impressive when it comes to functionality, with central vacuum rough-ins to the garage, a gas line in both the garage

and on the deck, central air conditioning, and a dual-zone HVAC system that allows different temperatures to be maintained in different zones of the home. With its spacious floor plan, versatile finished basement, comfortable outdoor spaces, and extensive list of features, this is a home that offers the perfect combination of everyday convenience and lasting comfort. Don't miss your opportunity to make it yours!

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