

# \$649,900 - 169 Kingsbury Close Se, Airdrie

MLS® #A2232534

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,807 sqft

Residential on 0.09 Acres

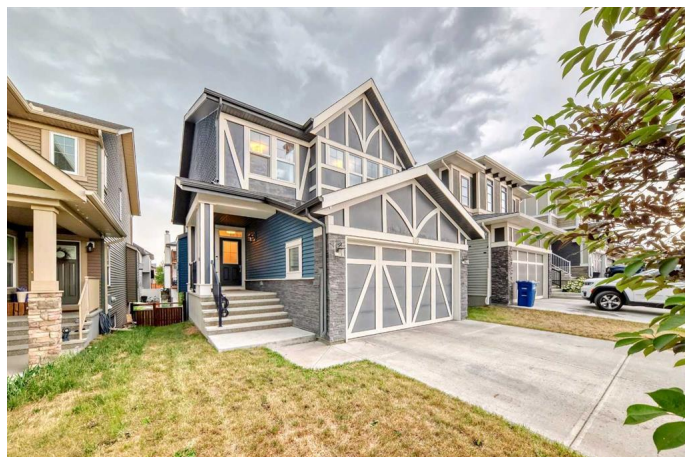
Kings Heights, Airdrie, Alberta

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, youâ€™ll 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 distance—and more just minutes away throughout Airdrie—this home truly offers location, lifestyle, and lasting value.

Don't wait—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	\$649,900
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	20
Zoning	R1-U
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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