

# \$875,000 - 37 Kingsbury Close Se, Airdrie

MLS® #A2205129

**\$875,000**

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 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	\$875,000
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 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, Soaking Tub, Storage, Stone Counters, Recessed Lighting, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer
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	74
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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