

# \$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

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'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 fireplace—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 potential—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, Luxury, 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	\$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 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), Bathroom Rough-in  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Tankless Water Heater  
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 54  
Zoning R1-U  
HOA Fees 84  
HOA Fees Freq. ANN

### **Listing Details**

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