

# \$719,900 - 165 Kingsbury Close Se, Airdrie

MLS® #A2235566

**\$719,900**

3 Bedroom, 3.00 Bathroom, 2,252 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

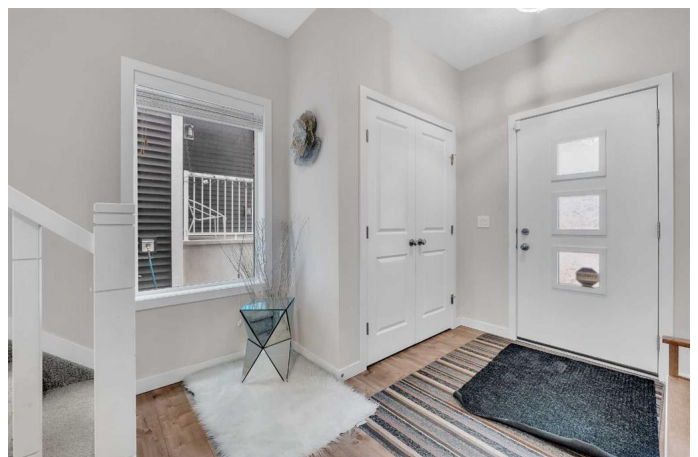
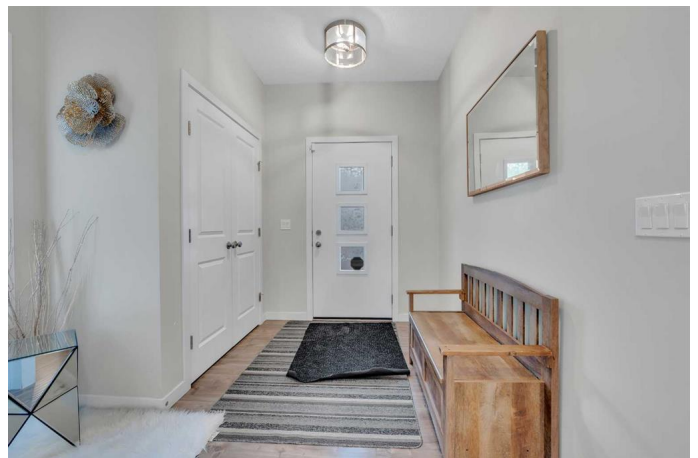
Welcome to 165 Kingsbury Close SE – an elegant two-storey home with a walk-out basement, nestled on a quiet street in the sought-after community of King’s Heights. Thoughtfully designed for modern family living, this bright and spacious home offers a functional and stylish layout.

The main floor showcases a chef-inspired kitchen with a large island, sleek granite countertops, stainless steel appliances, and a generous walk-through pantry that connects to a practical mudroom. The open-concept living room features a contemporary fireplace and expansive windows that bathe the space in natural light. A spacious dining area provides direct access to the upper deck, complete with stairs leading down to the fully fenced backyard.

Additional main-level highlights include a welcoming foyer, a two-piece powder room, and the mudroom for added convenience.

Upstairs, you’ll find a cozy bonus room, a full laundry room, two sizeable bedrooms, a four-piece bathroom, and a luxurious primary suite featuring a walk-in closet and private ensuite.

The walk-out basement offers endless potential, ready to be customized to suit your lifestyle. With abundant windows throughout, every level of this home feels light and airy.



Enjoy close proximity to beautifully landscaped ponds, scenic walking trails, and all the amenities you could need – including excellent schools, grocery stores, restaurants, CrossIron Mills Mall, Costco, and recreational facilities.

Don’t miss your opportunity to view this exceptional home – book your private showing today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235566    |
| Price          | \$719,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,252       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 165 Kingsbury Close Se |
| Subdivision | Kings Heights          |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4A0R4                 |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                              |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished, Walk-Out                                                                                    |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 52              |
| Zoning         | R1-U            |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.