

21 Kingsbury Close SE  
Airdrie, Alberta

MLS # A2245250



**\$888,000**

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Walk-Out To Grade

**Exterior:** Asphalt, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-U

**Utilities:** -

**Inclusions:** Stove, Refrigerator, Microwave, Range Hood, Washer/Dryer & TV Mount

Welcome to your dream home in the heart of family-friendly Kings Heights! Built by McKee Homes, this spacious 2-storey offers 3 good-sized bedrooms, a bonus room, 2.5 bathrooms, and a bright walkout basement with a 2-bedroom illegal suite featuring a full kitchen, separate laundry, and private entrance. The suite is currently rented to long-term tenants. Inside, enjoy 9' ceilings, quartz countertops, upgraded flooring, upstairs laundry, and an electric fireplace in the living room. The backyard is a perfect hangout spot, backing onto a green space ideal for families. With 2,620+ sq ft of developed living space, this home offers both comfort and income potential.