

**37 Kingsbury Close SE
Airdrie, Alberta**

MLS # A2205129



\$875,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Wired for Sound		
Inclusions:	Gemstone Lighting, Garage Heater		

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, you'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 that's perfect for relaxing with loved ones. Upstairs, you'll find a spacious bonus room with built-in shelving—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 rinks—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 Heights—schedule your private showing today!