



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

97 Kingsbury Close SE
Airdrie, Alberta

MLS # A2214198



\$789,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Main Floor & Basement T.V. Mounts, Garage Shelving, Alarm System-no contract

Welcome Home! Nestled on a quiet, family-friendly street in one of Airdrie's most desirable neighbourhoods, this stunning two-storey impresses inside and out. Backing and siding the tranquil path leading to schools, ponds, pump track, outdoor rink and more within Kings Heights, this modern masterpiece is perfect for families, professionals, and entertainers alike. Step into a light-filled main floor with 9' knockdown ceilings, a spacious living room highlighted by a cozy gas fireplace, and large windows framing the scenic backdrop. The gourmet kitchen is a chef's dream, boasting full-height soft-close cabinets and drawers, a central island with flush eating bar, QUARTZ countertops (throughout), stainless steel Whirlpool appliances, built-in microwave, and a convection oven. A walk-through pantry connects seamlessly to the mudroom and garage entry for added convenience. The main floor office offers the perfect work-from-home setup, while the dining area opens via 3 door-8' high patio doors leading to a large deck with a BBQ gas line, and steps down to an exposed aggregate patio with hot tub, pergola, and outdoor seating space—designed for ultimate relaxation. Upstairs, the bonus room features VAULTED ceilings and access to a covered WEST-facing BALCONY—perfect for taking in evening sunsets and mountain view. There are three spacious bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired 5pc ensuite complete with a raised vanity with dual sinks, a fully subway-tiled walk-in shower, and soaker tub. A 4pc main bath and convenient upper laundry complete the upper level. The fully finished basement is a showstopper—featuring flat ceilings, elegant wainscoting, massive rec room and a stylish wet bar equipped with a beverage cooler, dishwasher, floating cabinets, and ample

storage. Perfect for game nights, movie marathons, or out-of-town guests. A 2pc basement bath adds functionality and theres plenty of storage. Additional highlights include modern lighting, modern colour palette, upgraded vanities throughout, and incredible access to schools, shopping, dining, medical amenities, and quick highway connections. This is more than a home—it’s a lifestyle. Don’t miss your opportunity to own this rare gem with every upgrade you’ve been dreaming of.