



GRASSROOTS
REALTY GROUP

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250 Kingsbury View SE
Airdrie, Alberta

MLS # A2345073



\$925,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,011 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, Pantry, Tankless Hot Water		

Inclusions: Fridge in pantry, Fridge and dishwasher in the basement, hot water heater in garage, Gazebo, all speakers throughout the house, TV in the patio, TVs in the basement bar.

Welcome to this exceptional, custom built family home offering over 3,000 SF finished living space above grade, 4 upper level bedrooms and developed basement w/ an additional 1175 SF and 5th bedroom. Situated on a large pie shaped lot backing onto green space, this impressive property combines quality craftsmanship, generous living areas and outstanding indoor/outdoor entertaining space. Major recent upgrades include a new roof in 2025, dual zone furnace & tankless hot water system in August 2026, plus 2 new garage doors w/ new garage door opener w/ camera. Exterior insulation extends from the basement to the upper floor, enhancing year round efficiency. Expansive exposed aggregate driveway easily accommodates 3 vehicles and continues through the front porch & exterior entertaining areas, complete w/ hot tub hookup, covered porch, vinyl side fencing & 15' attached storage shed & wired for EV charging. Inside, 9' ceilings on both the main & basement levels, extensive pot lighting and custom architectural details create an impressive atmosphere. A beautiful waterfall feature and stone archways highlight the spacious living and formal dining areas, while a gas fireplace adds warmth and character. The main floor also offers a large private den, built in bar, oversized front foyer closet and a walk-in mudroom closet. The chef inspired kitchen showcases a large central island, gas stove, granite countertops throughout, maple cabinetry and a generous walk through pantry. Quality is evident throughout the home, with maple trim and cabinetry, solid interior doors, no bifold doors in this home. Upstairs, the spacious primary retreat features a large walk-in closet with custom builtin cabinetry. 3 additional bedrooms include 2 connected by a 5 piece Jack and Jill bathroom. A large bonus room, 2 dedicated computer workstation areas and an upper floor laundry

room with maple cabinetry and countertop space complete this highly functional level. The fully finished basement is designed for entertaining and relaxation, featuring in floor heating, a theatre area and an impressive bar equipped with a full size fridge, sink & dishwasher. A large additional bedroom w/ an oversized walk-in closet and a beautifully tiled bathroom with a full shower provide excellent accommodations for guests or extended family. The home is fully sound wired throughout, including every bedroom, bathrooms, covered porch and hot tub area as well as the oversized heated garage which features an additional 2' side extension, providing valuable room for motorcycle/ bikes, storage or a workshop. With its remarkable lot, extensive upgrades, custom finishes and unbeatable location backing onto green space, and two schools walking distance. This one of a kind home must be experienced in person. Property does need some touch up areas and minor fixes which is adjusted in the price. Book your private showing today.