

# \$749,900 - 310 Kingsbury View Se, Airdrie

MLS® #A2217553

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,201 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Proud Owners present this IMMACULATE FORMER SHOW HOME, stylishly upgraded with a FULLY FINISHED WALKOUT BASEMENT! An executive home in the family-oriented community of Kings Heights, BACKING SOUTH and on a low-traffic, quiet street! The open and bright interior boasts gleaming hardwood floors, an abundance of natural light & a traditional yet comfortable design. The living room promotes relaxation with clear sightlines that encourage seamless conversations with family and guests. Beautiful fireplace is a focal point and immediately sets the tone for this highly UPGRADED HOME. Any chef will feel inspired in the stunning RICH kitchen featuring granite countertops, all stainless appliances (gas stove), a walk-through butler's pantry (2nd sink) for extra storage, and a massive breakfast bar island for everyone to gather around. Encased in windows the dining room is bright and sunny with peaceful backyard views. Access to your private balcony deck with steps leading to your very own oasis boasting a concrete patio & HOT TUB! 9' ceilings, custom open-riser staircase, central A/C, upgraded lighting fixtures & window treatments. Feel spoiled daily in the calming primary retreat with a VAULTED CEILING, built-in storage bench, a walk-in closet and a SPA-LIKE 5 pc en suite with SKYLIGHT. Two additional bedrooms on this level are both spacious and share the 4-piece family bathroom. Central BONUS ROOM (again vaulted) & UPPER LEVEL



LAUNDRY ROOM with sink! The basement is host to a large rec space, full HOME THEATRE set up with tiered seating, projector (included) and bar ledge perfect for the games or movie night.Â Â A 4th spacious bedroom, another full bathroom, gym area & great storage complete the walkout level nicely. Soak up the sun, host BBQ's (gas line), or simply unwind on the large deck taking in the landscaped and fenced backyard (with storage shed)! DOUBLE ATTACHED HEATED GARAGE with room for both vehicles & work space! LED soffit lighting on the exterior â€¦the upgrades keep going! Kings Heights is located in Southeast Airdrie, making the drive into Calgary easier than ever. The neighborhood also hosts all ages of schools, parks, pathways and is mere minutes to every amenity. Big amenities with a small-town commute come together in this exceptional home full of upgrades! Book your private viewing today before this one gets sold!

Built in 2010

### Essential Information

MLS® #	A2217553
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	310 Kingsbury View Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E7

### **Amenities**

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Additional Parking, Front Drive, Heated Garage, See Remarks
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 4th, 2025
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Days on Market	65
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Legacy Real Estate Services
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