



DON'T GAMBLE WITH YOUR HOME.  
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**310 Kingsbury View SE**  
**Airdrie, Alberta**

**MLS # A2217553**



**\$724,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,201 sq.ft.                                                                | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap     |               |                   |

|                    |                                                                                                                                                                                                                             |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                                                                                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                                                                                                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Projector & Screen, Storage Shed, Hot Tub                                                                                                                                                                                   |                   |    |

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. 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 &hellip;..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!