

# \$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 |
|-------------|---------------|

|                |     |
|----------------|-----|
| Days on Market | 60  |
| Zoning         | R1  |
| HOA Fees       | 84  |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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