

# \$650,000 - 354 Kingsbury View Se, Airdrie

MLS® #A2248180

**\$650,000**

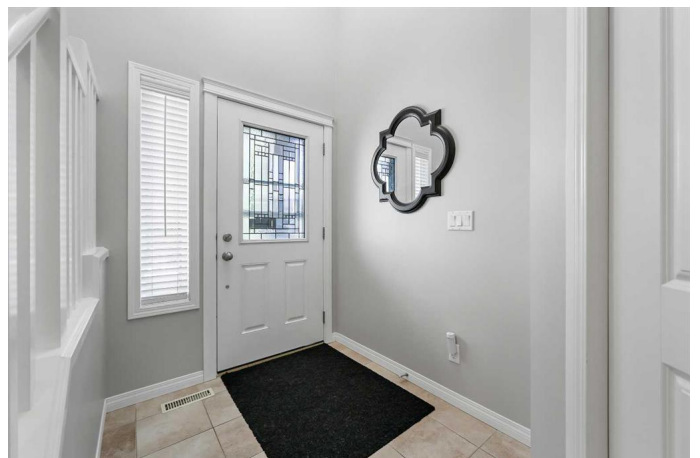
3 Bedroom, 4.00 Bathroom, 1,933 sqft  
Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Welcome to 354 Kingsbury View SE, an impeccably maintained 3-bedroom, 3.5-bathroom home in the highly sought-after, family-friendly community of King's Heights. With over 2,650 sqft of total functional living space this two-storey beauty offers both comfort and style for growing families.

Step into a welcoming main floor featuring 9'™ knockdown ceilings, cozy gas fireplace with its own remote, and open-concept kitchen/dining/living space. The chef's™ kitchen includes upgraded stainless steel appliances with a GAS stove, GRANITE countertops (throughout), a raised island eating bar, walk-through pantry, and tiled backsplash. The adjacent dining area overlooks a beautifully landscaped WEST-facing yard complete with an oversized deck, BBQ gas line, phantom screen door, VINYL fencing, and a great storage shed—perfect for hosting summer BBQs or letting kids and pets roam free.

Upstairs, discover a unique layout with upper-floor pedestal laundry conveniently located away from bedrooms, plus a VAULTED bonus room wired for surround sound. All three bedrooms are generously sized, including the primary suite with walk-in closet and a spa-inspired 4pc ensuite featuring a large granite makeup vanity, corner jetted soaker tub, and separate walk-in shower. A second 4pc bath completes the upper level.



The fully finished basement offers plenty of additional living space with large above-grade windows, custom built-ins, an electric fireplace with a custom mantle, and a sleek 4pc bath—easily add a 4th bedroom to suit your needs.

Additional features include a double attached garage with a rough-in for a GAS heater (fits a half-ton truck!), granite throughout, large mudroom off the garage with coat storage, central vac with your own "car kit" for the auto lover, R/O water system, water softener and abundant curb appeal.

All this is located on a 3,907 sqft lot in a community known for parks, pathways, multiple schools, and proximity to shopping and major roadways.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248180    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,933       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 354 Kingsbury View Se |
| Subdivision | Kings Heights         |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4A 0E6 |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 4                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated |
| # of Garages   | 2                                                    |

### **Interior**

|                   |                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                                                                                                     |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                          |
| Fireplaces        | Blower Fan, Electric, Gas, Mantle                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                                                             |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | BBQ gas line, Other, Storage             |
| Lot Description   | Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 13                |
| Zoning         | R1                |
| HOA Fees       | 84                |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                      Grassroots Realty Group

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