

7 KINGSBURY Close, Airdrie T4A0S6

MLS®#: **A2166302** Area: **Kings Heights** Listing Date: **09/16/24** List Price: **\$879,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Airdrie**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **4,606 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,480**
 Low Sqft:
 Ttl Sqft: **2,480**

DOM
3
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**
Parking
 Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Cleared,Corner Lot,Few Trees,Gazebo,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood**
 Sewer: Ext Feat: **Balcony,Barbecue,Garden,Other,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Oven,Microwave,Other,Refrigerator,Stove(s),Washer,Washer/Dryer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,See Remarks,Walk-In Closet(s),Wet Bar**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"	Den	Main	10`0" x 12`0"
Dining Room	Main	12`2" x 8`4"	Foyer	Main	6`5" x 9`9"
Kitchen	Main	14`8" x 16`9"	Living Room	Main	12`11" x 17`2"
Spice Kitchen	Main	5`7" x 8`0"	4pc Bathroom	Upper	9`9" x 5`11"
4pc Ensuite bath	Upper	5`3" x 7`11"	5pc Ensuite bath	Upper	10`8" x 12`10"
Bedroom	Upper	12`5" x 14`11"	Bedroom	Upper	10`9" x 9`11"

Bedroom	Upper	10`10" x 9`10"	Bonus Room	Upper	13`11" x 18`6"
Laundry	Upper	6`2" x 5`3"	Bedroom - Primary	Upper	14`1" x 16`4"
Walk-In Closet	Upper	11`2" x 6`6"	Walk-In Closet	Upper	6`8" x 6`7"
3pc Bathroom	Lower	10`5" x 4`11"	Bedroom	Lower	10`5" x 10`2"
Office	Lower	10`1" x 9`0"	Game Room	Lower	14`10" x 27`7"
Other	Lower	10`5" x 10`9"	Other	Lower	3`0" x 8`2"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1-U**
 Legal Desc: **1512328**

Remarks

Pub Rmks: **Discover 7 Kingsbury Close SE, a beautiful 5-bedroom, 5-bathroom home with a den, office, and an incredible 2,480 sq. ft. of living space. Located on a desirable corner lot in the family-friendly Kings Heights community, this home is designed for modern living. The fully finished basement includes 1 bedroom, 1 bathroom, and a spacious rec room, offering excellent potential for a rental suite or private guest accommodations. With close proximity to schools, shopping, and quick highway access, this home combines convenience with opportunity. Listed at \$879,000, this property won't stay on the market long—schedule a viewing today and explore its endless possibilities!**

Inclusions: **N/A**
 Property Listed By: **Town Residential**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











