

**21 Kingsbury Close SE**  
**Airdrie, Alberta**

**MLS # A2245250**



**\$888,000**

|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Kings Heights                    |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 1,901 sq.ft.                     | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot       |               |                  |

|                    |                                                            |                   |      |
|--------------------|------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Asphalt, Vinyl Siding, Wood Frame                          | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Pantry, Separate Entrance                                  |                   |      |

**Inclusions:** Stove, Refrigerator, Microwave, Range Hood, Washer/Dryer & TV Mount

Welcome to your dream home in the heart of family-friendly Kings Heights! Built by McKee Homes, this spacious 2-storey offers 3 good-sized bedrooms, a bonus room, 2.5 bathrooms, and a bright walkout basement with a 2-bedroom illegal suite featuring a full kitchen, separate laundry, and private entrance. The suite is currently rented to long-term tenants. Inside, enjoy 9' ceilings, quartz countertops, upgraded flooring, upstairs laundry, and an electric fireplace in the living room. The backyard is a perfect hangout spot, backing onto a green space ideal for families. With 2,620+ sq ft of developed living space, this home offers both comfort and income potential.