



**DJ Golden**  
**REAL ESTATE**

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**233 Kingsbury Close SE**  
**Airdrie, Alberta**

**MLS # A2249775**



**\$778,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Mounts, Blinds, Appliances		

Welcome to this beautiful family home in the sought-after community of Kings Heights, Airdrie SE. Offering 6 bedrooms + a den and 4.5 bathrooms, this home provides all the space a growing family could ever need. The main floor features a bright, open-concept layout with a modern kitchen, spacious living and dining areas, plus a den that's perfect for a home office or study space. Upstairs, you'll find 3 generously sized bedrooms including a luxurious primary suite with its own private ensuite and also a laundry room in the upper floor. The fully finished basement with a separate entrance adds even more flexibility, offering 3 additional bedrooms and plenty of room for extended family, teenagers, or guests to enjoy their own private retreat. Located in the family-friendly neighborhood of Kings Heights, you'll love being close to schools, parks, walking paths, shopping, and all the amenities your family needs. This is truly a home where comfort meets convenience &mdash; ready to welcome your family's next chapter