

# \$795,000 - 274 Kingsbury View Se, Airdrie

MLS® #A2225715

**\$795,000**

4 Bedroom, 4.00 Bathroom, 2,392 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

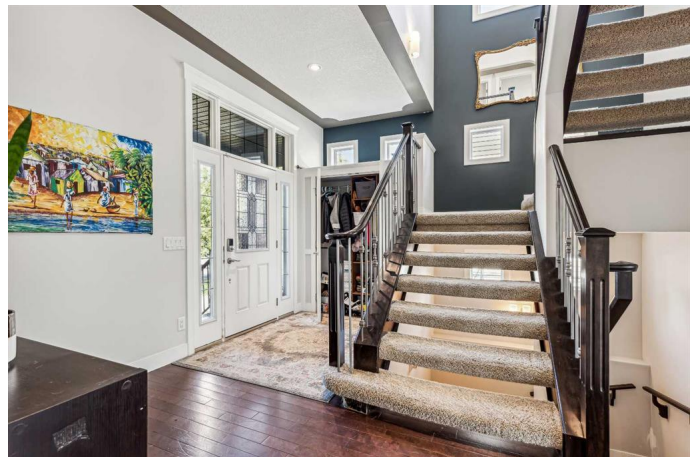
This is the home you have been waiting for!

Nestled in the highly sought-after Kings Heights, this stunning 2-storey, 4-bedroom, 3-bathroom home offers luxurious living and an unbeatable location, with both Heloise Lorimer School and École des Hautes-Plaines / Airdrie Francophone School within walking distance.

Step inside and be greeted by a grand entrance featuring an open foyer, 10-foot ceilings, and a floating staircase. The spacious living room features a fireplace and large windows, bathing the space in natural light. Throughout the home, you'll find elegant granite countertops and custom 5-inch baseboards and custom paint finishings, adding a touch of luxury. The full-sized kitchen includes a convenient walkthrough pantry, perfect for any home chef.

The private backyard is a true oasis, with over \$40,000 in upgrades, including a large stamped concrete patio, a custom-built deck, lush trees, and maintenance-free astroturf. Backing onto a serene greenspace, it provides ample room for outdoor entertaining and relaxation.

Upstairs, the primary bedroom is a sanctuary with vaulted ceilings, a double vanity 5-piece ensuite, and a generous walk-in closet. Two additional well-sized bedrooms and a bonus



room with a stylish salon to complete the upper level. The fully developed basement offers an extra-large bedroom, a versatile rec room, and a full bathroom.

Recent upgrades enhance comfort and convenience, including a newer tankless hot water tank (2023) and newer fridge, stove, and washer (2022). Situated on a quiet street, this home is also conveniently close to shopping, restaurants, amenities, and offers easy access to major highways.

Don't miss the opportunity to make this exquisite property your own. Call your favorite realtor to view today!

Built in 2009

**Essential Information**

MLS® #	A2225715
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,392
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	274 Kingsbury View Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4A0E0

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s)  
Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Yard, Greenbelt, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 5th, 2025  
Days on Market 32  
Zoning R1  
HOA Fees 84  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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