

# \$719,900 - 313 Kings Heights Drive Se, Airdrie

MLS® #A2209236

**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to your dream home in the highly sought-after, family-friendly community of Kings Heights! This immaculate, fully finished home is packed with upgrades and thoughtful features that make it stand out

Step into the main floor, where a floating white stone gas fireplace becomes the heart of the home, paired with ceiling speakers to set the perfect mood. Enjoy stylish upgraded flooring, a chef-inspired kitchen with under-cabinet lighting, modern S/S appliances, and an eye-catching designer backsplashâ€”perfect for entertaining or cozy nights in.

Stepping Upstairs, youâ€™ll be wowed by 10 ft ceilings and massive windows that flood the space with sunrise light. The primary suite is your personal retreat, featuring stunning sunset views, a luxurious soaker tub, walk-in shower, and a custom walk-in closet. All bedrooms have faux wood blinds, while the rest of the home features sleek white roller blinds.

The fully developed basement is an open-concept haven with a full bathroom and a versatile back room for storage or hobbies. Bonus features include A/C, central vac rough-in, a finished garage â€”plus concrete added on the right side of the home in 2024!

Step outside to your private backyard oasisâ€”a three-tier patio perfect for morning



yoga, evening wine, entertaining, or even a future hot tub. Kids will love the built-in sandbox and swing setâ€”right in your own yard!

Located across from pathways, ponds, and playgrounds, and just a short walk to schools, shopping, daycare, restaurants, coffee shops, and more. Quick and easy access to Highway 2 makes commuting a breeze.

This showstopper wonâ€™t lastâ€”book your showing today and fall in love!

Built in 2014

### **Essential Information**

MLS® #	A2209236
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	313 Kings Heights Drive Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0S6

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	15
Zoning	R1-U
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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