

# \$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, Parking Pad, Off Street
# 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, City Lot, Front Yard, Landscaped
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
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.