

\$679,900 - 1240 Kings Heights Road Se, Airdrie

MLS® #A2214455

\$679,900

4 Bedroom, 5.00 Bathroom, 2,155 sqft
Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

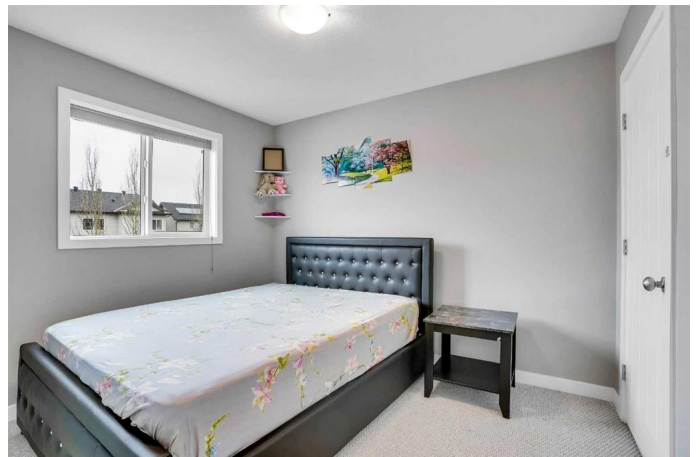
Welcome to this beautifully maintained 4-bedroom residence offering over 2,800 sq ft of thoughtfully designed living space, spanning four fully finished levels—including a sun-filled loft and a professionally developed basement.

Step inside to a welcoming foyer and an elegant living room anchored by a cozy gas fireplace. The chef-inspired kitchen showcases stainless steel appliances, abundant cabinetry, and a generous island—seamlessly connecting to a spacious dining area that leads to a full-width deck, perfect for outdoor entertaining.

Upstairs, the second floor boasts three bedrooms, including a luxurious primary suite with a walk-in closet and 5-piece ensuite. A separate 4-piece bath and convenient laundry room complete the level. The third-floor loft offers endless versatility—perfect for a home office, media room, or gym—and includes an additional full bath.

The finished basement offers a fourth bedroom, full bath, and additional living space—ideal for extended family or guests. A double detached garage with rear lane access provides secure 2-car parking.

Set in a thriving community near top-rated schools, scenic trails, parks, and recreational spaces, with quick access to Stoney, Deerfoot



& MÃ©tis Trailâ€™this is the perfect family home youâ€™ve been searching for. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.

Built in 2012

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214455 |
| Price | \$679,900 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,155 |
| Acres | 0.07 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1240 Kings Heights Road Se |
| Subdivision | Kings Heights |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 0L6 |

Amenities

| | |
|----------------|---|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Alley Access, Double Garage Detached, Off Street, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No |
|-------------------|--|

Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

| | |
|-----------------|--|
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 3 |
| Zoning | R1-L |
| HOA Fees | 84 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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