

# \$714,900 - 174 Kingsland Heights Se, Airdrie

MLS® #A2204209

**\$714,900**

3 Bedroom, 4.00 Bathroom, 2,055 sqft  
Residential on 0.12 Acres

Kings Heights, Airdrie, Alberta

Welcome to Kings Heights. Step into warmth and charm with this beautifully maintained, one-owner home boasting 2,880 sq. ft. of living space and thoughtful upgrades throughout.

As you approach, the inviting front porch welcomes you inside. The main floor features a cozy gas fireplace in the family room, a bright dining nook with plenty of windows, and a well-appointed kitchen with ample cabinetry, a central island, and a corner sink. A spacious mudroom leads to the oversized, insulated, and heated 20'x26' garage—perfect for cold winters or full size trucks. High-quality craftsmanship is evident throughout, with oversized baseboards, detailed door headers, and elegant spindle railings. A main-floor den provides a great space for work or relaxation. Upstairs, enjoy the sunny, south-facing bonus room with vaulted ceilings—a perfect retreat. The primary suite boasts double-door entry, a large walk-in closet, and a full ensuite. Two additional generously sized bedrooms share a well-appointed 4-piece bathroom. The fully finished basement is designed for relaxation and entertainment, featuring an exceptional wine room with stone and oak details, a fantastic bar area complete with a fridge, and a spacious, cozy family room. A 2-piece bathroom completes the lower level. Step outside to an impressive backyard oasis, where you'll find a private deck, permanent holiday lighting, a private hot tub in its own gazebo, a stamped concrete patio, and a custom-built storage shed. Plus, there's



RV parking right in the yard! Meticulously cared for by its original owners, this home is truly a rare find. Book your showing today and experience its charm firsthand! Kings Heights has plenty of parks and pathways to enjoy as well as several playgrounds and a K-6 Elementary School just 2 blocks away!

Built in 2006

### **Essential Information**

MLS® #	A2204209
Price	\$714,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,055
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	174 Kingsland Heights Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A2

### **Amenities**

Amenities	Park, Playground
Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Dry Bar, High Ceilings, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Garden, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	13
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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