

# \$637,000 - 78 Kingsland Heights Se, Airdrie

MLS® #A2240449

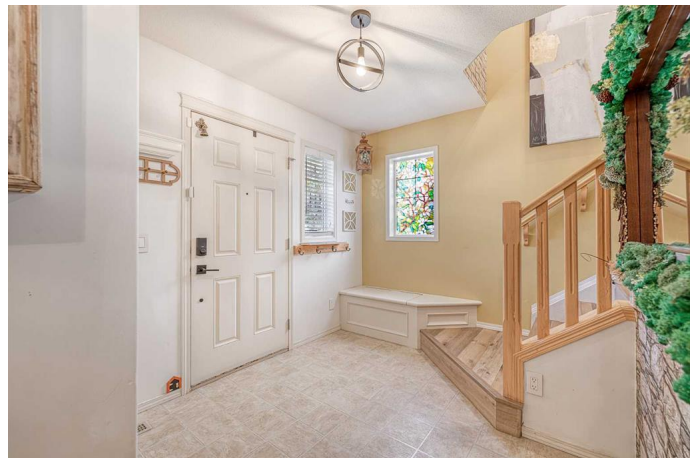
**\$637,000**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

Welcome to this lovely home tucked away on a peaceful street near the entrance of Kingâ€™s Heightsâ€”just a short walk to Î‰cole des Hautes-Plaines (Airdrie Francophone School) and Heloise Lorimer Elementary. Youâ€™ll also love the convenient locationâ€”just minutes from shopping, restaurants, and all your daily essentials. The main level features an upgraded kitchen with modern appliances, flowing into an open-concept living and dining area thatâ€™s perfect for both everyday living and entertaining. Please note: the stage in the living room is not included, and the fridge currently shown will be replaced with the original fridge prior to possession. Step outside to a spacious back deck, surrounded by mature trees that provide privacy and a tranquil space to relax. The backyard offers plenty of room for kids to play or for you to create your personal outdoor retreat. Upstairs, youâ€™ll find brand-new flooring from the stairs to the upper level, along with three generously sized bedrooms and a flex/den areaâ€”ideal for a home office, study nook, or playroom. The unfinished basement offers flexibility to develop additional bedrooms, a large recreation room, or a future legal suite (with City approval). Bonus features include a high-efficiency A/C unit with filtration system (installed in 2023), a shed in the backyard, greenhouse, two rain barrels, and a compost binâ€”perfect for eco-conscious living. Beyond the home, Kingâ€™s Heights offers scenic walking trails, peaceful ponds, childrenâ€™s



playgrounds, a seasonal ice rink, and soccer fieldsâ€”everything you need for a vibrant, family-friendly lifestyle. Whether you're a couple or a growing family, this home delivers the ideal mix of comfort, style, and community. Book your private showing today and experience all that life in Kingâ€™s Heights has to offer.

Built in 2006

**Essential Information**

MLS® #	A2240449
Price	\$637,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,694
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	78 Kingsland Heights Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A2

**Amenities**

Amenities	Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Barrel/Cistern(s), Storage
Lot Description	Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	6
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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