

# \$679,900 - 2407 Kingsland View Se, Airdrie

MLS® #A2256968

**\$679,900**

4 Bedroom, 4.00 Bathroom, 2,025 sqft  
Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

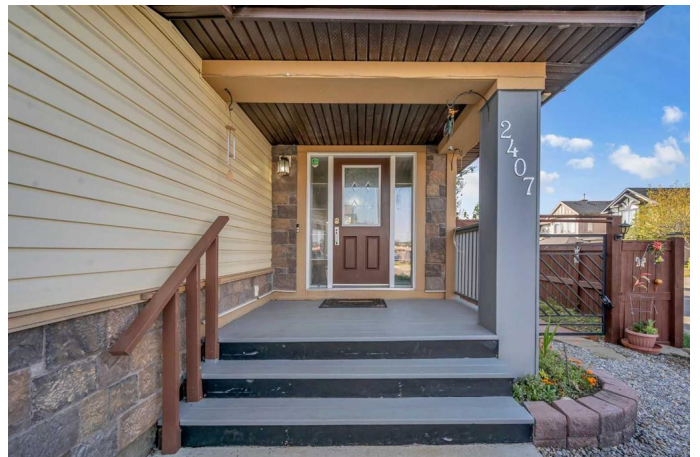
ILLEGAL SUITE | CORNER LOT | CENTRAL  
AIR CONDITIONER | HEATED GARAGE |  
FORMER SHOWHOME | BIG DECK | FULLY  
FENCED | OPEN TO BELOW Welcome to  
this immaculate 4-bedroom, fully finished  
two-storey home in the highly sought-after  
community of Kings Heights, Airdrie!

Situated on a beautifully landscaped corner  
lot, this home offers exceptional curb appeal,  
ample parking, and proximity to schools,  
parks, shopping, and all amenities.

Step inside to find gleaming hardwood floors  
and an open, inviting layout. The main floor  
features a spacious living room with a cozy  
gas fireplace and built-in entertainment center,  
a formal dining area which can be used as a  
second living area or office, and a bright  
kitchen with a breakfast nook that opens to a  
private west-facing deck—perfect for evening  
relaxation. A convenient 2-piece bathroom and  
laundry room off the garage complete this  
level.

The open-to-above hallway floods the home  
with natural light, leading to the upper level  
where youâ€™ll find a comfortable bonus  
room, a primary suite with a walk-in closet and  
a stunning 3-piece ensuite, plus two additional  
generously sized bedrooms and a 4-piece  
guest bathroom.

The fully finished basement offers incredible



versatility, featuring a 4th bedroom, 4-piece bathroom, rec room with a second kitchen, and a family room with a corner fireplace. This space is finished as an illegal suite, perfect for an extended family or to generate rental income to help with your mortgage.

Enjoy your private west-facing backyard, complete with a 22' x 12' deck with privacy screen, meticulous rock landscaping, a beautiful fence, and a handy shed.

The heated double attached garage, equipped with its own furnace, provides plenty of space for parking and storage.

Additional features include: central air conditioning, central vacuum system, garburator.

This home is move-in ready, meticulously maintained, and showcases true pride of ownership. Don't miss your chance to own this beautiful property—book your private showing today!

Built in 2007

### **Essential Information**

MLS® #	A2256968
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,025
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 2407 Kingsland View Se  
Subdivision Kings Heights  
City Airdrie  
County Airdrie  
Province Alberta  
Postal Code T4A 0A5

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated Garage  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Private Entrance, Private Yard, Storage  
Lot Description Back Yard, City Lot, Corner Lot, Cul-De-Sac, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 12th, 2025  
Days on Market 1

Zoning	R1
HOA Fees	1
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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