

# \$724,900 - 1363 Kings Heights Road Se, Airdrie

MLS® #A2249287

**\$724,900**

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

Welcome to 1363 Kings Heights Road â€” a BEAUTIFULLY MAINTAINED, fully developed home on a generous CORNER LOT in one of Airdrieâ€™s most sought-after communities. With OVER 3,000 SQFT OF DEVELOPED LIVING SPACE, this home offers thoughtful design, HIGH QUALITY FINISHES, and exceptional functionality for modern family living.

Step inside and youâ€™re greeted by an inviting main level with HARDWOOD FLOORS, LARGE WINDOWS, and an OPEN CONCEPT layout. The spacious living room features a cozy GAS FIREPLACE and floods of natural light, while the kitchen impresses with GRANITE COUNTERTOPS, a large island, ample cabinetry, and a MASSIVE WALK-THROUGH PANTRY that connects seamlessly to the mudroom and DOUBLE ATTACHED GARAGE. The OVERSIZED DINING AREA easily fits a full table for entertaining and opens onto the HUGE BACK DECK â€” perfect for summer BBQs and relaxing evenings. The backyard is landscaped with LOW-MAINTENANCE FEATURES, green lawn space, and a FULLY FENCED IN DOG RUN for your furry family members.

Upstairs, youâ€™ll find an absolutely stunning PRIMARY RETREAT â€” a MASSIVE BEDROOM with large windows, a luxurious 5-PIECE ENSUITE featuring a SOAKER TUB, DUAL VANITY, and SEPARATE SHOWER,



plus a SPACIOUS WALK-IN CLOSET. The UPPER-LEVEL LAUNDRY ROOM is conveniently located just off the primary suite. Two additional OVERSIZED BEDROOMS offer exceptional space – one includes a WALK-THROUGH CLOSET that connects directly to the SECONDARY 5-PIECE BATHROOM, also with a DUAL VANITY. Completing the upper level is a generous BONUS ROOM with VAULTED CEILINGS, LARGE WINDOWS, and a BUILT-IN DESK SPACE.

The FULLY FINISHED BASEMENT extends the living space with a LARGE FAMILY ROOM, additional FLEX SPACE for entertaining, a generous FOURTH BEDROOM, a 4-PIECE BATHROOM, and BIG WINDOWS that make it feel BRIGHT AND OPEN.

Located just steps from SCENIC WALKING PATHS, the COMMUNITY POND, playgrounds, and close to both public and Catholic schools, this home is perfectly situated in the vibrant and FAMILY-FRIENDLY NEIGHBOURHOOD of KING’S HEIGHTS. With quick access to shopping, restaurants, parks, and the QEII HIGHWAY, you’ll love the CONVENIENCE and strong SENSE OF COMMUNITY this location offers.

This is a rare opportunity to own a home that checks all the boxes – SPACE, STYLE, and an UNBEATABLE LOCATION. Contact your favourite REALTOR® to book a showing today!

Built in 2010

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2249287  |
| Price  | \$724,900 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,200       |
| Acres          | 0.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1363 Kings Heights Road Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A 0E8                    |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Park, Playground                                                                                 |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Secured |
| # of Garages   | 2                                                                                                |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings                                                                                                 |
| Heating           | Forced Air                                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                     |

Basement                      Finished, Full

**Exterior**

Exterior Features      Dog Run, Private Yard

Lot Description        Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Dog Run Fenced In

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             August 16th, 2025

Days on Market        1

Zoning                   R1

HOA Fees                84

HOA Fees Freq.        ANN

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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