

78 Kingsland Heights SE Airdrie, Alberta

MLS # A2240449



\$637,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: Greenhouse unit, 2 water barrels, additional compost bin, other furniture can be negotiated

Welcome to this lovely home tucked away on a peaceful street near the entrance of King's Heights—just a short walk to École des Hautes-Plaines (Airdrie Francophone School) and Heloise Lorimer Elementary. You'll also love the convenient location—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 that'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, you'll find brand-new flooring from the stairs to the upper level, along with three generously sized bedrooms and a flex/den area—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 bin—perfect for eco-conscious living. Beyond the home, King's Heights offers scenic walking trails, peaceful ponds, children's playgrounds, a seasonal ice rink, and soccer fields—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 King's Heights has to offer.

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