



**1409 Kings Heights Boulevard SE  
Airdrie, Alberta**

**MLS # A2275325**

**\$699,900**



<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,543 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Tucked into family-friendly Kings Heights and walkable to both the local elementary school and the Francophone school, this bright, sunny home is built for real life with a growing family — and a layout that gives everyone their own space. The main floor features 9' ceilings, a dedicated office, and an open, inviting design with large windows, a gas fireplace, and a truly spacious living and dining area made for gathering. The heart of the home is the beautiful white kitchen (updated in recent years) with a gas stove, timeless finishes, and plenty of room to cook and connect. You'll also appreciate the updated main-floor flooring completed within the last few years. Upstairs, you'll find four generously sized bedrooms plus a bonus room — with great-sized rooms throughout, perfect for kids, guests, and everyday life. Downstairs, the fully developed basement adds even more flexibility with two additional bedrooms, a full bathroom, and a comfortable family room/living area — ideal for teens, extended family, or a private guest space. And for added peace of mind, the home also features a new roof (2025). If you've been searching for a bright, well-cared-for home in a location where the kids can walk to school every day, this one checks all the boxes.