

# \$829,000 - 117 Kingsland Court Se, Airdrie

MLS® #A2242671

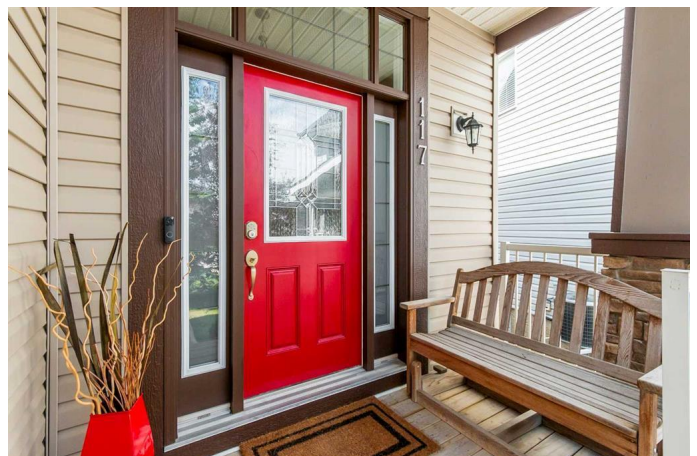
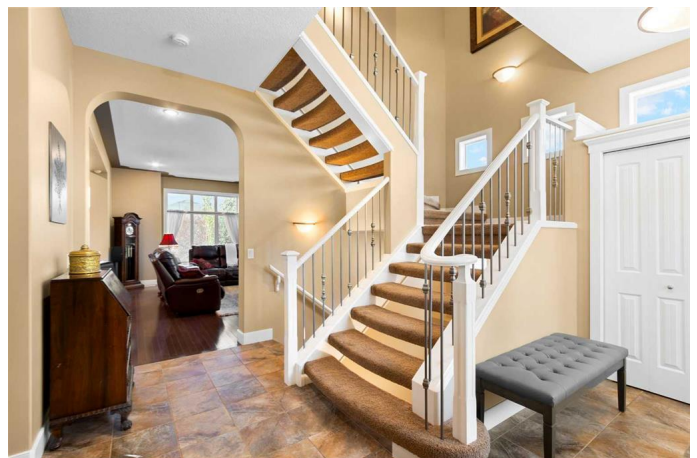
**\$829,000**

4 Bedroom, 4.00 Bathroom, 2,603 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

DON'T LET THE EXTERIOR FOOL YOU, STEP INSIDE AND BE AMAZED! This home is full of surprises with its spacious layout, and thoughtful details, that make it perfect for a growing family. Offering over 3,600 sq ft of finished living space, a fully developed walkout basement, and soaring 10 ft ceilings on the main level, this home has a layout designed for comfort and entertaining. The main level greets you with a grand foyer and open staircase, flowing into a bright living room featuring hardwood floors, custom built-ins surrounding a cozy gas fireplace, and large windows that fill the space with natural light. The kitchen is a chef's dream with granite countertops, warm wood cabinetry, a walk-in pantry, and a large central island, perfect for entertaining. The dining area flows seamlessly out to an upper deck, perfect for morning coffee or summer BBQs. Upstairs, the vaulted bonus room provides a flexible space for movie nights, or a quiet retreat. Two generously sized bedrooms, a full main bath, and a large laundry room with abundant cabinetry and storage. The primary suite is a private oasis featuring vaulted ceilings, a charming window bench, spa-like ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement adds a 4th bedroom, full bathroom, ample storage and a large family room with direct access to your backyard sanctuary. Mature trees, an exposed aggregate patio, and a dog run make this space as functional as it is



inviting. Additional perks include central A/C, a garage with a generous amount of storage, and a location on a quiet cul-de-sac. Living in King’s Heights means enjoying scenic walking paths, nearby playgrounds, excellent schools, and convenient access to shopping, restaurants, and commuter routes This home truly must be seen to be appreciated!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242671    |
| Price          | \$829,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,603       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 117 Kingsland Court Se |
| Subdivision | Kings Heights          |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4A 0E5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | Central Air                                                                                                         |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                            |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Cul-De-Sac, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 95              |
| Zoning         | R1              |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.