

# \$639,000 - 313 Kings Heights Drive Se, Airdrie

MLS® #A2256123

**\$639,000**

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to your dream home in the highly sought-after, family-friendly community of Kings Heights! This immaculate, fully finished home is packed with upgrades and thoughtful features that make it stand out. Step into the main floor, where a floating white stone gas fireplace becomes the heart of the home, paired with ceiling speakers to set the perfect mood. Enjoy stylish upgraded flooring, a chef-inspired kitchen with under-cabinet lighting, modern S/S appliances, and an eye-catching designer backsplash—perfect for entertaining or cozy nights in. Stepping Upstairs, you™ll be wowed by 10 ft ceilings and massive windows that flood the space with sunrise light. The primary suite is your personal retreat, featuring stunning sunset views, a luxurious soaker tub, walk-in shower, and a custom walk-in closet. All bedrooms have faux wood blinds, while the rest of the home features sleek white roller blinds. The fully developed basement is an open-concept haven with a full bathroom and a versatile back room for storage or hobbies. Bonus features include A/C, central vac rough-in, a finished garage —plus concrete added on the right side of the home in 2024! Step outside to your private backyard oasis—a three-tier patio perfect for morning yoga, evening wine, entertaining, or even a future hot tub. Kids will love the built-in sandbox and swing set—right in your own yard! Located across from pathways, ponds, and playgrounds, and just a short walk to schools, shopping, daycare,



restaurants, coffee shops, and more. Quick and easy access to Highway 2 makes commuting a breeze. Book your showing today and fall in love!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256123    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,909       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 313 Kings Heights Drive Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A0S6                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Pantry, Tray Ceiling(s), Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Central                                                                                        |
| Cooling         | Central Air                                                                                    |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| Fireplaces      | Gas                                                                                            |
| Has Basement    | Yes                                                                                            |
| Basement        | Finished, Full                                                                                 |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters          |
| Lot Description   | Back Yard, Front Yard, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 31                   |
| Zoning         | R1-U                 |
| HOA Fees       | 84                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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