

\$624,999 - 78 Kingsland Heights Se, Airdrie

MLS® #A2240449

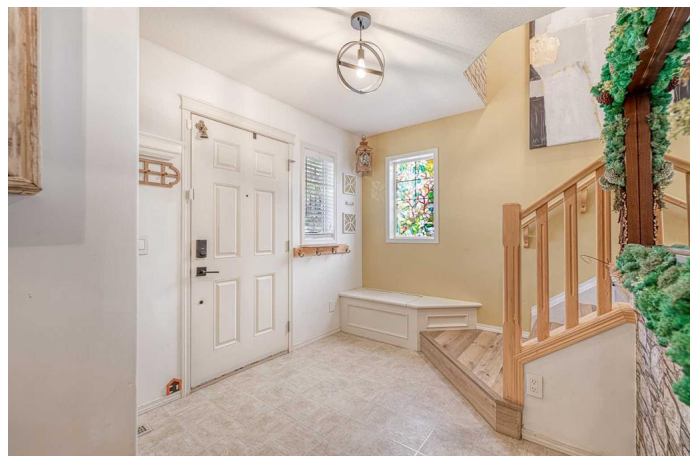
\$624,999

3 Bedroom, 3.00 Bathroom, 1,694 sqft
Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

****Open House Sun, Aug 3 from 12-2pm****

Motivated Sellers! All furniture is available for sale! 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 (2023), 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 tall trees, plus 2 healthy dwarf British Red Apple 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 a filtration system (installed in 2023), a shed in



the backyard, two rain barrels, and a compost binâ€”perfect for eco-conscious living. Beyond the home, Kingâ€™s Heights offers scenic walking trails, peaceful ponds, childrenâ€™s playgrounds, a seasonal ice rink, and soccer fieldsâ€”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 Kingâ€™s Heights has to offer.

Built in 2006

Essential Information

MLS® #	A2240449
Price	\$624,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,694
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	78 Kingsland Heights Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A2

Amenities

Amenities	Playground, Recreation Facilities
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Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Rain Barrel/Cistern(s), Storage
Lot Description	Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	12
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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