

# \$634,700 - 313 Kings Heights Drive Se, Airdrie

MLS® #A2269177

**\$634,700**

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to your dream home in family-friendly Kings Heights! This fully finished 4-bedroom, 3.5-bath gem is loaded with upgrades and modern touches throughout. The main floor features a stunning floating white stone gas fireplace with ceiling speakers, upgraded flooring, and a chef-inspired kitchen with S/S appliances, under-cabinet lighting, and a designer backsplash. Upstairs, enjoy 10-ft ceilings, oversized windows, and a luxurious primary suite with sunset views, a soaker tub, walk-in shower, and custom closet. The finished basement offers a full bath and flexible space for hobbies or storage. Enjoy A/C, finished garage, and new concrete on the side of the home in 2024 for low maintenance. The private backyard is a true retreat with a three-tier patio, built-in sandbox, and swing set. Steps from ponds, playgrounds, schools, and shops, with quick access to Highway 2. Book your showing today! Nearby Schools: Heloise Lorimer School (Kindergartenâ€”Grade 5) â€” located in Kings Heights. Bert Church High School (Grade 9â€”12) â€” serves high school students. École Francophone d'Airrie (Kâ€”12) â€” a French-language option located in the community.

Built in 2014

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2269177    |
| Price          | \$634,700   |
| 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, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s)                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |

Basement                      Full

**Exterior**

Exterior Features      Playground, Private Entrance, Private Yard, Rain Gutters, Storage  
Lot Description        Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn  
Roof                      Asphalt Shingle  
Construction          Concrete, Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             November 6th, 2025  
Days on Market        4  
Zoning                  R1-U  
HOA Fees                84  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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