

# \$644,500 - 1240 Kings Heights Road Se, Airdrie

MLS® #A2214455

**\$644,500**

4 Bedroom, 5.00 Bathroom, 2,155 sqft  
Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

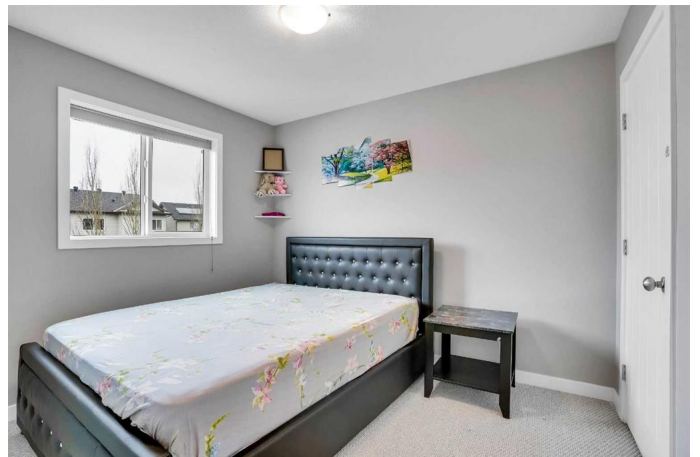
Welcome to this beautifully maintained 4-bedroom residence offering over 2,800 sq ft of thoughtfully designed living space, spanning four fully finished levels—including a sun-filled loft and a professionally developed basement.

Step inside to a welcoming foyer and an elegant living room anchored by a cozy gas fireplace. The chef-inspired kitchen showcases stainless steel appliances, abundant cabinetry, and a generous island—seamlessly connecting to a spacious dining area that leads to a full-width deck, perfect for outdoor entertaining.

Upstairs, the second floor boasts three bedrooms, including a luxurious primary suite with a walk-in closet and 5-piece ensuite. A separate 4-piece bath and convenient laundry room complete the level. The third-floor loft offers endless versatility—perfect for a home office, media room, or gym—and includes an additional full bath.

The finished basement offers a fourth bedroom, full bath, and additional living space—ideal for extended family or guests. A double detached garage with rear lane access provides secure 2-car parking.

Set in a thriving community near top-rated schools, scenic trails, parks, and recreational spaces, with quick access to Stoney, Deerfoot



& MÃ©tis Trailâ€™this is the perfect family home youâ€™ve been searching for. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.

Built in 2012

### Essential Information

MLS® #	A2214455
Price	\$644,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,155
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	1240 Kings Heights Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0L6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Double Vanity,
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Granite Counters, High Ceilings, Vinyl Windows, Pantry, Walk-In Closet(s)

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

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	104
Zoning	R1-L
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker YAD Realty
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