

# \$735,000 - 1363 Kings Heights Road Se, Airdrie

MLS® #A2239834

**\$735,000**

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

OPEN HOUSE: July 19 & 20, 11:00am - 2:00pm | Welcome to 1363 Kings Heights Road â€” a BEAUTIFULLY MAINTAINED, fully developed home on a generous CORNER LOT in one of Airdrieâ€™s most sought-after communities. With OVER 3,000 SQFT OF DEVELOPED LIVING SPACE, this home offers thoughtful design, HIGH QUALITY FINISHES, and exceptional functionality for modern family living.

Step inside and youâ€™re greeted by an inviting main level with HARDWOOD FLOORS, LARGE WINDOWS, and an OPEN CONCEPT layout. The spacious living room features a cozy GAS FIREPLACE and floods of natural light, while the kitchen impresses with GRANITE COUNTERTOPS, a large island, ample cabinetry, and a MASSIVE WALK-THROUGH PANTRY that connects seamlessly to the mudroom and DOUBLE ATTACHED GARAGE. The OVERSIZED DINING AREA easily fits a full table for entertaining and opens onto the HUGE BACK DECK â€” perfect for summer BBQs and relaxing evenings. The backyard is landscaped with LOW-MAINTENANCE FEATURES, green lawn space, and a FULLY FENCED IN DOG RUN for your furry family members.

Upstairs, youâ€™ll find an absolutely stunning PRIMARY RETREAT â€” a MASSIVE BEDROOM with large windows, a luxurious 5-PIECE ENSUITE featuring a SOAKER TUB,



DUAL VANITY, and SEPARATE SHOWER, plus a SPACIOUS WALK-IN CLOSET. The UPPER-LEVEL LAUNDRY ROOM is conveniently located just off the primary suite. Two additional OVERSIZED BEDROOMS offer exceptional space – one includes a WALK-THROUGH CLOSET that connects directly to the SECONDARY 5-PIECE BATHROOM, also with a DUAL VANITY. Completing the upper level is a generous BONUS ROOM with VAULTED CEILINGS, LARGE WINDOWS, and a BUILT-IN DESK SPACE.

The FULLY FINISHED BASEMENT extends the living space with a LARGE FAMILY ROOM, additional FLEX SPACE for entertaining, a generous FOURTH BEDROOM, a 4-PIECE BATHROOM, and BIG WINDOWS that make it feel BRIGHT AND OPEN.

Located just steps from SCENIC WALKING PATHS, the COMMUNITY POND, playgrounds, and close to both public and Catholic schools, this home is perfectly situated in the vibrant and FAMILY-FRIENDLY NEIGHBOURHOOD of KING’S HEIGHTS. With quick access to shopping, restaurants, parks, and the QEII HIGHWAY, you’ll love the CONVENIENCE and strong SENSE OF COMMUNITY this location offers.

This is a rare opportunity to own a home that checks all the boxes – SPACE, STYLE, and an UNBEATABLE LOCATION. Contact your favourite REALTOR® to book a showing today!

Built in 2010

### **Essential Information**

MLS® #

A2239834

Price	\$735,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1363 Kings Heights Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E8

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Secured
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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