

\$829,000 - 117 Kingsland Court Se, Airdrie

MLS® #A2242671

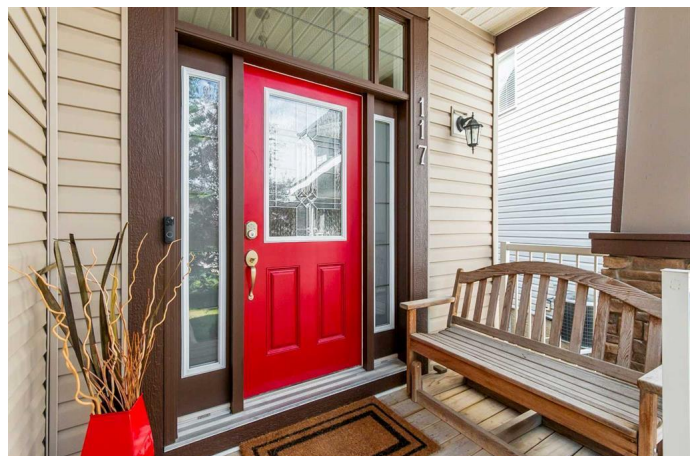
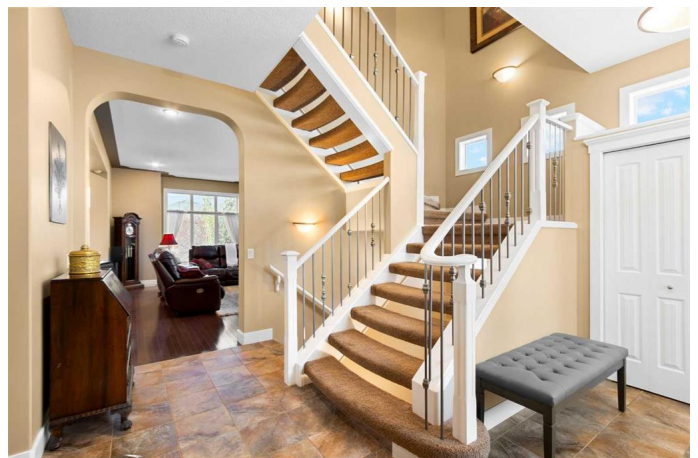
\$829,000

4 Bedroom, 4.00 Bathroom, 2,603 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

DON'T LET THE EXTERIOR FOOL YOU, STEP INSIDE AND BE AMAZED! This home is full of surprises with its spacious layout, and thoughtful details, that make it perfect for a growing family. Offering over 3,600 sq ft of finished living space, a fully developed walkout basement, and soaring 10 ft ceilings on the main level, this home has a layout designed for comfort and entertaining. The main level greets you with a grand foyer and open staircase, flowing into a bright living room featuring hardwood floors, custom built-ins surrounding a cozy gas fireplace, and large windows that fill the space with natural light. The kitchen is a chef's dream with granite countertops, warm wood cabinetry, a walk-in pantry, and a large central island, perfect for entertaining. The dining area flows seamlessly out to an upper deck, perfect for morning coffee or summer BBQs. Upstairs, the vaulted bonus room provides a flexible space for movie nights, or a quiet retreat. Two generously sized bedrooms, a full main bath, and a large laundry room with abundant cabinetry and storage. The primary suite is a private oasis featuring vaulted ceilings, a charming window bench, spa-like ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement adds a 4th bedroom, full bathroom, ample storage and a large family room with direct access to your backyard sanctuary. Mature trees, an exposed aggregate patio, and a dog run make this space as functional as it is



inviting. Additional perks include central A/C, a garage with a generous amount of storage, and a location on a quiet cul-de-sac. Living in King’s Heights means enjoying scenic walking paths, nearby playgrounds, excellent schools, and convenient access to shopping, restaurants, and commuter routes This home truly must be seen to be appreciated!

Built in 2008

Essential Information

MLS® #	A2242671
Price	\$829,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,603
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Kingsland Court Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	96
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.