# \$724,500 - 1186 Kings Heights Way Se, Airdrie

MLS® #A2253628

# \$724,500

4 Bedroom, 4.00 Bathroom, 2,099 sqft Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to Kings Heights, one of Airdrie's most desirable communities! This beautiful home sits on an expansive corner lot, offering over 2,500 sq. ft. of developed living space. From the moment you enter, you'II notice the spacious foyer with soaring ceilings, abundant natural light, and beautiful tile flooring throughout the main level. The main floor features a 2-piece bathroom, a large front closet, and a massive mudroom with access to the oversized heated double attached garage. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts rich cabinetry, granite countertops, a stylish new backsplash, gas stove, stainless steel appliances, and a large island with a double sink and seatingâ€"perfect for cooking and entertaining. The bright dining area easily accommodates an 8-person table and leads out to a low-maintenance composite deck with an automatic awning, ideal for summer gatherings. The living room offers soaring knockdown ceilings, a cozy gas fireplace, pot lights, and a beautiful chandelier. Upstairs, you'll find plush carpet throughout, a generous master retreat with a stone accent wall, a spa-like 5-piece ensuite (double vanity, soaker tub, walk-in shower, and private water closet), plus a large walk-in closet. Two additional spacious bedrooms, a 4-piece bathroom, a large laundry room with linen storage, and a bright bonus room complete the upper level. The fully finished basement







provides even more living space, with a large bedroom and closet, a family room with wet bar (perfect for movie nights), a 4-piece bathroom with in-floor heating, and ample storage. Located just minutes from shopping, schools, and quick access to Deerfoot Trailâ€"this home combines elegance, comfort, and convenience in one of Airdrie's best neighborhoods. Recent updates include: new hot water tank (2025), brand-new microwave, and all new fixtures.

# Built in 2013

#### **Essential Information**

MLS® # A2253628 Price \$724,500

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,099

Acres 0.08

Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 1186 Kings Heights Way Se

Subdivision Kings Heights

City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 0S4

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen

Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings, Wine Refrigerator

Heating In Floor, Fireplace(s), Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

## **Exterior**

Exterior Features Fire Pit, Garden, Private Yard, Storage, Playground

Lot Description Back Yard, Corner Lot, Low Maintenance Landscape, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 62
Zoning R1-U
HOA Fees 80
HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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