

\$724,900 - 1363 Kings Heights Road Se, Airdrie

MLS® #A2249287

\$724,900

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

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® #	A2249287
Price	\$724,900

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	August 16th, 2025
-------------	-------------------

Days on Market	22
----------------	----

Zoning	R1
--------	----

HOA Fees	84
----------	----

HOA Fees Freq.	ANN
----------------	-----

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.