

# \$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'll 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 seating—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 Trail—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 | 59                  |
| Zoning         | R1-U                |
| HOA Fees       | 80                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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