

# \$644,900 - 1240 Kings Heights Road Se, Airdrie

MLS® #A2214455

**\$644,900**

4 Bedroom, 5.00 Bathroom, 2,155 sqft  
Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

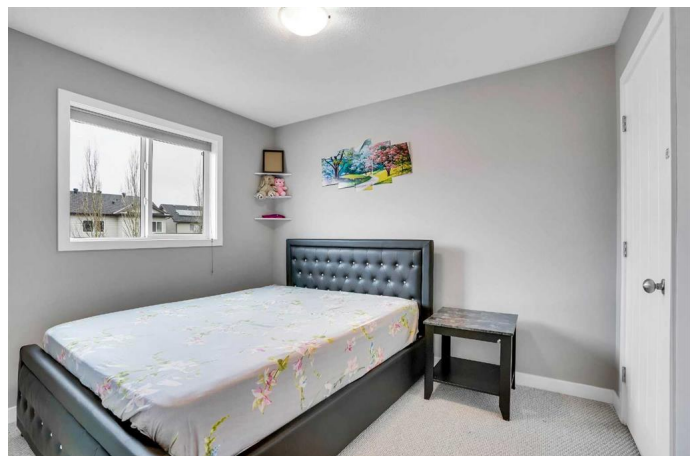
Welcome to this beautifully maintained 4-bedroom residence offering over 2,800 sq ft of thoughtfully designed living space, spanning four fully finished levels—including a sun-filled loft and a professionally developed basement.

Step inside to a welcoming foyer and an elegant living room anchored by a cozy gas fireplace. The chef-inspired kitchen showcases stainless steel appliances, abundant cabinetry, and a generous island—seamlessly connecting to a spacious dining area that leads to a full-width deck, perfect for outdoor entertaining.

Upstairs, the second floor boasts three bedrooms, including a luxurious primary suite with a walk-in closet and 5-piece ensuite. A separate 4-piece bath and convenient laundry room complete the level. The third-floor loft offers endless versatility—perfect for a home office, media room, or gym—and includes an additional full bath.

The finished basement offers a fourth bedroom, full bath, and additional living space—ideal for extended family or guests. A double detached garage with rear lane access provides secure 2-car parking.

Set in a thriving community near top-rated schools, scenic trails, parks, and recreational spaces, with quick access to Stoney, Deerfoot



& MÃ©tis Trailâ€™this is the perfect family home youâ€™ve been searching for. Don't miss out on this incredible home! Book your showing today and discover all the luxury and comfort it has to offer.

Built in 2012

**Essential Information**

MLS® #	A2214455
Price	\$644,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,155
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	1240 Kings Heights Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0L6

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street
# of Garages	2

**Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No
-------------------	--

	Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	60
Zoning	R1-L
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker YAD Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.