

# \$624,999 - 78 Kingsland Heights Se, Airdrie

MLS® #A2240449

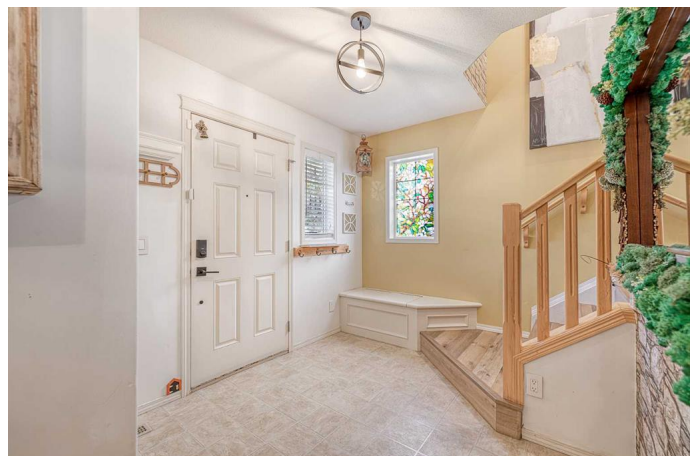
**\$624,999**

3 Bedroom, 3.00 Bathroom, 1,694 sqft  
Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

**\*\*Open House Sun, Aug 3 from 12-2pm\*\***

Motivated Sellers! All furniture is available for sale! Welcome to this lovely home tucked away on a peaceful street near the entrance of King's Heights—just a short walk to École des Hautes-Plaines (Airdrie Francophone School) and Heloise Lorimer Elementary. You'll also love the convenient location—just minutes from shopping, restaurants, and all your daily essentials. The main level features an upgraded kitchen with modern appliances (2023), flowing into an open-concept living and dining area that's perfect for both everyday living and entertaining. Please note: the stage in the living room is not included, and the fridge currently shown will be replaced with the original fridge prior to possession. Step outside to a spacious back deck, surrounded by mature tall trees, plus 2 healthy dwarf British Red Apple trees that provide privacy and a tranquil space to relax. The backyard offers plenty of room for kids to play or for you to create your personal outdoor retreat. Upstairs, you'll find brand-new flooring from the stairs to the upper level, along with three generously sized bedrooms and a flex/den area—ideal for a home office, study nook, or playroom. The unfinished basement offers flexibility to develop additional bedrooms, a large recreation room, or a future legal suite (with City approval). Bonus features include a high-efficiency A/C unit with a filtration system (installed in 2023), a shed in



the backyard, two rain barrels, and a compost binâ€”perfect for eco-conscious living. Beyond the home, Kingâ€™s Heights offers scenic walking trails, peaceful ponds, childrenâ€™s playgrounds, a seasonal ice rink, and soccer fieldsâ€”everything you need for a vibrant, family-friendly lifestyle. Whether you're a couple or a growing family, this home delivers the ideal mix of comfort, style, and community. Book your private showing today and experience all that life in Kingâ€™s Heights has to offer.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240449    |
| Price          | \$624,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,694       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 78 Kingsland Heights Se |
| Subdivision | Kings Heights           |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4A 0A2                 |

**Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Playground, Recreation Facilities |
|-----------|-----------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Walk-In Closet(s)                                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Electric, Gas                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                       |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Rain Barrel/Cistern(s), Storage                                               |
| Lot Description   | Few Trees, Landscaped, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 17              |
| Zoning         | R1              |
| HOA Fees       | 84              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.