

# \$694,900 - 1178 Kings Heights Way Se, Airdrie

MLS® #A2263497

**\$694,900**

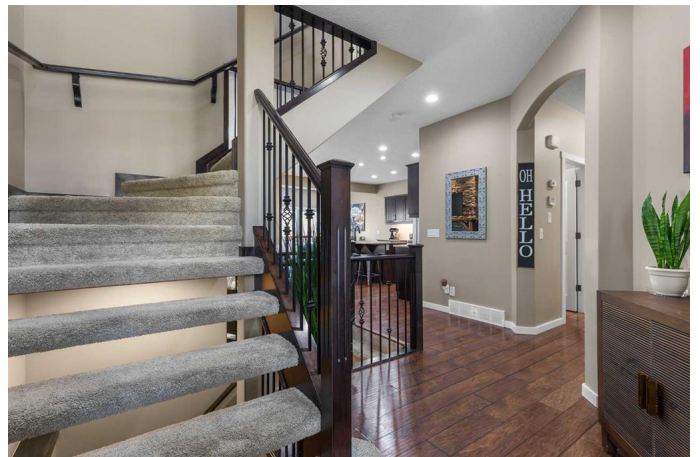
4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

**\*\*OPEN HOUSE Saturday Oct. 18 12-2pm\*\***

Welcome to Over 2,600 SQUARE FEET of Developed Space, FAST HIGHWAY ACCESS, NEW APPLIANCES & AC UNIT, for under \$695k. As you enter this home you'll notice the wide open main level, which is emphasized by the open stair risers. Moving into the kitchen you'll appreciate the NEW APPLIANCES, Walk-Through Pantry, Bright Pot Lights, and Granite Counters. The large living room is complete with a gas fireplace, and the dining room is a great size for your family table. Completing the main level you'll find a half bath & good size mud room with bench and hooks. Making your way upstairs you'll come to the LARGE CENTRAL BONUS ROOM, with the vaulted ceiling and South Facing Windows. Also upstairs is your master bedroom, which continues that vault in the roof, and is complete with a huge 5-PIECE EN-SUITE, and Walk-In Closet. Bedrooms #2 & #3 are both great size, and completing your upper level is the main 4 piece bathroom, and the UPPER LAUNDRY ROOM. Moving downstairs you'll come to another living room area, which is already wired for a projector! The 4th bedroom down here is very big and has 2 windows to keep it nice and bright. Completing the basement is another full bathroom, and a dedicated hobby room/den. Now out to the backyard, you come out onto the large low deck and you'll notice the backyard has been finished with tuff, so no need to mow back here! Book your showing today.



Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263497    |
| Price          | \$694,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,960       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1178 Kings Heights Way Se |
| Subdivision | Kings Heights             |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T4A 0S4                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                             |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | R1-U              |
| 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.