\$829,000 - 117 Kingsland Court Se, Airdrie

MLS® #A2242671

\$829,000

4 Bedroom, 4.00 Bathroom, 2,603 sqft Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

DON'T LET THE EXTERIOR FOOL YOU, STEP INSIDE AND BE AMAZED! This home is full of surprises with its spacious layout, and thoughtful details, that make it perfect for a growing family. Offering over 3,600 sq ft of finished living space, a fully developed walkout basement, and soaring 10 ft ceilings on the main level, this home has a layout designed for comfort and entertaining. The main level greets you with a grand foyer and open staircase, flowing into a bright living room featuring hardwood floors, custom built-ins surrounding a cozy gas fireplace, and large windows that fill the space with natural light. The kitchen is a chef's dream with granite countertops, warm wood cabinetry, a walk-in pantry, and a large central island, perfect for entertaining. The dining area flows seamlessly out to an upper deck, perfect for morning coffee or summer BBQs. Upstairs, the vaulted bonus room provides a flexible space for movie nights, or a quiet retreat. Two generously sized bedrooms, a full main bath, and a large laundry room with abundant cabinetry and storage. The primary suite is a private oasis featuring vaulted ceilings, a charming window bench, spa-like ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement adds a 4th bedroom, full bathroom, ample storage and a large family room with direct access to your backyard sanctuary. Mature trees, an exposed aggregate patio, and a dog run make this space as functional as it is







inviting. Additional perks include central A/C, a garage with a generous amount of storage, and a location on a quiet cul-de-sac. Living in King's Heights means enjoying scenic walking paths, nearby playgrounds, excellent schools, and convenient access to shopping, restaurants, and commuter routes This home truly must be seen to be appreciated!

Built in 2008

Essential Information

MLS® # A2242671 Price \$829,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,603 Acres 0.11 Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 117 Kingsland Court Se

Subdivision Kings Heights

City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 0E5

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry,

Soaking Tub, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, 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, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Cul-De-Sac, Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 84
Zoning R1

HOA Fees 84

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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