

# \$679,990 - 313 Kings Heights Drive Se, Airdrie

MLS® #A2250023

**\$679,990**

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to your dream home in the highly sought-after, family-friendly community of Kings Heights! This immaculate, fully finished home is packed with upgrades and thoughtful features that make it stand out. Step into the main floor, where a floating white stone gas fireplace becomes the heart of the home, paired with ceiling speakers to set the perfect mood. Enjoy stylish upgraded flooring, a chef-inspired kitchen with under-cabinet lighting, modern S/S appliances, and an eye-catching designer backsplash—perfect for entertaining or cozy nights in. Stepping Upstairs, you™ll be wowed by 10 ft ceilings and massive windows that flood the space with sunrise light. The primary suite is your personal retreat, featuring stunning sunset views, a luxurious soaker tub, walk-in shower, and a custom walk-in closet. All bedrooms have faux wood blinds, while the rest of the home features sleek white roller blinds. The fully developed basement is an open-concept haven with a full bathroom and a versatile back room for storage or hobbies. Bonus features include A/C, central vac rough-in, a finished garage —plus concrete added on the right side of the home in 2024! Step outside to your private backyard oasis—a three-tier patio perfect for morning yoga, evening wine, entertaining, or even a future hot tub. Kids will love the built-in sandbox and swing set—right in your own yard! Located across from pathways, ponds, and playgrounds, and just a short walk to schools, shopping, daycare,



restaurants, coffee shops, and more. Quick and easy access to Highway 2 makes commuting a breeze. Book your showing today and fall in love!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250023    |
| Price          | \$679,990   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,909       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 313 Kings Heights Drive Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A0S6                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Pantry, Tray Ceiling(s), Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------------------------|

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Central                                                                                        |
| Cooling         | Central Air                                                                                    |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| Fireplaces      | Gas                                                                                            |
| Has Basement    | Yes                                                                                            |
| Basement        | Finished, Full                                                                                 |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters          |
| Lot Description   | Back Yard, Front Yard, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| 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.