

# \$725,000 - 1209 Kingsland Road Se, Airdrie

MLS® #A2233359

**\$725,000**

4 Bedroom, 5.00 Bathroom, 1,993 sqft  
Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

\*\*\*OPEN HOUSE SUNDAY JULY 6TH FROM 12PM to 3PM \*\*\* Welcome to your dream home in King's Heights, one of Airdrie's most sought-after neighbourhoods. This beautifully maintained two-storey walk-up home offers the perfect blend of comfort, style, and location. Situated on a private lot with no neighbours behind, you'll enjoy peaceful living with ample space for outdoor relaxation, entertaining, or simply soaking up the tranquil atmosphere of the surrounding green space.

Step inside to discover a spacious and functional floor plan designed for modern family living. The kitchen is a true standout â€“ featuring granite countertops, an oversized central island, an abundance of cabinetry for all your storage needs, and a corner pantry that provides even more convenience. Whether you're a seasoned chef or a casual cook, this kitchen is sure to inspire.

Adjacent to the kitchen is a bright and airy breakfast nook that flows seamlessly into the open-concept living room. Here, you'll find new flooring, a cozy gas fireplace, and large windows that flood the space with natural light, creating a warm and welcoming ambiance for everyday living or entertaining guests.

Upstairs, you'll find a massive private bonus roomâ€”complete with its own electric fireplace and half bathâ€”perfect for a home office,



family movie nights, or a playroom for the kids. This level also features three generously sized bedrooms, including a luxurious primary suite with a huge walk-in closet and a spa-like 5-piece ensuite featuring his and her sinks, a deep soaker tub, and a separate walk-in shower.

This fully developed illegal basement suite features a separate entrance, offering a private and self-contained living space. Thoughtfully designed which includes all necessary amenities and presents a fantastic opportunity for additional revenue or flexible use.

Additional features include a spacious dining area, and thoughtful layout details throughout. The home is ideally located just minutes from schools, including Airdrie's Francophone school, shopping centers, parks, and all the essential amenities. Plus, you'll love the extensive walking and biking trail system that winds throughout Kingâ€™s Heights, offering endless outdoor recreation opportunities right at your doorstep.

Donâ€™t miss your chance to own this exceptional home in one of Airdrieâ€™s finest communities.

Built in 2006

**Essential Information**

MLS® #	A2233359
Price	\$725,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,993
Acres	0.10

Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1209 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A4

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Fire Pit, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Flood Plain
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        15  
Zoning                      R1  
HOA Fees                  84  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            CIR Realty

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