

# \$699,999 - 1209 Kingsland Road Se, Airdrie

MLS® #A2249573

**\$699,999**

4 Bedroom, 5.00 Bathroom, 1,993 sqft

Single Family on 0.10 Acres

King's Heights, Airdrie, Alberta

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 – 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 room – complete with its own electric fireplace and half bath – 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. 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 King's Heights, offering endless outdoor recreation opportunities right at your doorstep. Don't miss your chance to own this exceptional home in one of Airdrie's finest communities. (id:6289)

Built in 2006

**Essential Information**

Listing #	A2249573
Price	\$699,999
Bedrooms	4
Bathrooms	5.00
Half Baths	2
Square Footage	1,993
Acres	0.10
Year Built	2006
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1209 Kingsland Road Se
Subdivision	King's Heights
City	Airdrie
Province	Alberta
Postal Code	T4A0A4

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Other
-----------	---

Features	Other, No neighbours behind, Closet Organizers
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk-up, Suite

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 1:16am CDT