

# \$830,000 - 354 Kings Heights Drive, Airdrie

MLS® #A2243127

**\$830,000**

4 Bedroom, 4.00 Bathroom, 2,027 sqft  
Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

Welcome to this stunning, air-conditioned home located on a desirable corner lot in the vibrant community of King's Heights. Boasting exceptional curb appeal and thoughtful upgrades throughout, this property offers everything a growing family or investor could ask for.

Key Features:

**Spacious Layout:** 3 bedrooms upstairs plus a versatile bonus room, perfect for a family lounge or home office.

**Legal Basement Suite:** Fully developed one-bedroom legal suite with separate entrance and its own laundry—ideal for rental income or extended family.

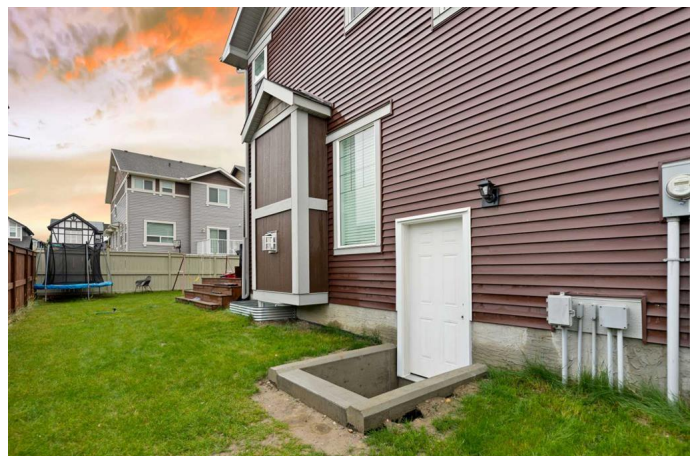
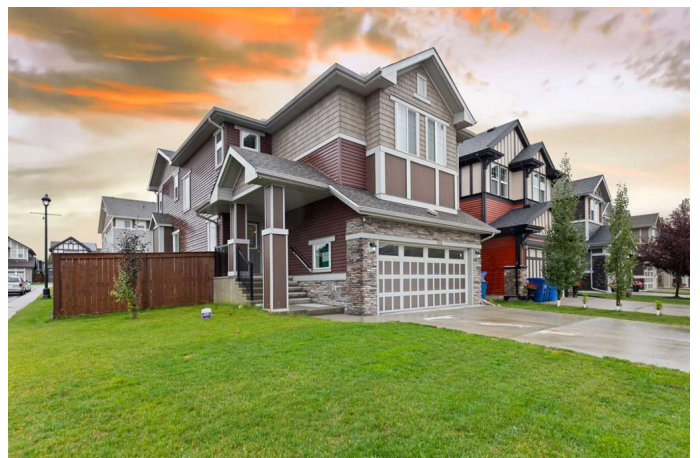
**Modern Main Floor:** The open-concept 9ft ceiling layout highlights a bright and elegant living space with oversized windows and a stylish oversized quartz island that anchors the gourmet kitchen and LVP Flooring .

**Upgraded Kitchen Appliances:** Enjoy cooking with stainless steel wall-mounted ovens, a built-in microwave, and an induction glass cooktop.

**Walk-Through Pantry:** Conveniently located off the insulated double-attached garage with high ceilings—perfect for effortless grocery unloading.

**Outdoor Oasis:** Host gatherings or relax in the gazebo, hot tub, or on the well-designed deck, with green space for kids or pets to enjoy.

**Luxurious Primary Suite:** Features a walk-in



closet, dual vanities, and a spa-inspired ensuite with a separate shower and tub. Bonus Room Separation: Thoughtfully designed upper level with the bonus room creating privacy between the primary and secondary bedrooms. Upstairs Laundry Room for added convenience.

Located just minutes from convenient shopping, scenic water features, parks, and schools, this home combines comfort, functionality, and style.

Built in 2017

### **Essential Information**

MLS® #	A2243127
Price	\$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	354 Kings Heights Drive
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4A 0S1

### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Off Street, Parking Pad

# of Garages 2

### **Interior**

Interior Features Kitchen Island, Quartz Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Electric Oven, Induction Cooktop

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Exterior Entry, Suite

### **Exterior**

Exterior Features Lighting, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Corner Lot, Gazebo, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 26th, 2025

Days on Market 101

Zoning R1-U

### **Listing Details**

Listing Office URBAN-REALTY.ca

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