

\$749,900 - 1465 Kings Heights Boulevard Se, Airdrie

MLS® #A2268880

\$749,900

3 Bedroom, 3.00 Bathroom, 2,813 sqft

Residential on 0.12 Acres

Kings Heights, Airdrie, Alberta

Location, location, location! This is one you don't want to miss. With over 2,700 sq. ft. of beautifully designed living space, this home is perfect for a growing family or multi generational living. Ideally situated within walking distance to schools, shopping, and with quick access to Highway 2, convenience is at your doorstep. Immaculate hardwood floors welcome you the moment you step inside. A formal living/dining room sits to the right of the central staircase—ideal for family gatherings or quiet evenings. The three sided fireplace creates a warm transition into the second living room, a cozy retreat for everyday relaxation. The chef's kitchen is a showstopper: two tone cabinetry, granite countertops, built in wall oven and microwave, sleek cooktop, and a large island for effortless prep. An added bonus is the butler's kitchen with gas range that offers extra cooking space—perfect for entertaining or meal prep. A charming breakfast nook opens to the backyard, where you'll find a large deck with pergola, built in BBQ, and hot tub—your summer oasis! A spacious home office on the main floor, with French doors (desk included) makes working from home a breeze. The oversized, heated garage entrance features a walk in closet and separate laundry room for ultimate functionality. The upper level of this home is equally impressive. Including an expansive bonus room with space for large furniture, a media setup, or even a library/games area.



The luxurious primary suite has an impressive L shaped walk in closet (with built ins) and a spa inspired 5 piece ensuite. Two additional oversized bedrooms, each with walk in closets, easily accommodating king beds or multiple beds and a main four piece bath complete this level. Some Extra Features of this property include: vinyl fencing on both sides of the property, Central vacuum system, reverse osmosis, and water softener, 9 ft basement ceilings (ready for future development), Alarm system (contract with Airdrie Alarm), BRAND NEW ROOF AND SIDING ON SOUTH EXPOSURE (Nov 2025) and all carpets professionally cleaned and sanitized!! This home truly has it all—space, style, and upgrades galore. Priced to sell and ready for its next family. Don't wait—book your showing today!

Built in 2007

Essential Information

MLS® #	A2268880
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,813
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1465 Kings Heights Boulevard Se
Subdivision	Kings Heights

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0C5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Barbecue, BBQ gas line
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R1
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

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.