

\$369,900 - 1308, 2445 Kingsland Road Se, Airdrie

MLS® #A2269053

\$369,900

3 Bedroom, 4.00 Bathroom, 1,279 sqft

Residential on 0.05 Acres

Kings Heights, Airdrie, Alberta

**** OPEN HOUSE SUNDAY NOVEMBER 16TH - 2:00 PM - 4:00 PM **** Prepare to be captivated by this extraordinary End Unit townhome within the Zen complex, in the highly sought-after Kings Heights community! With a highly functional layout offering sophisticated style, this home spans over 1,900 total square feet across three meticulously finished levels, perfectly designed for modern living. Stepping inside, the main floor immediately welcomes you into a bright, open-concept sanctuary. This thoughtfully designed layout is bathed in natural light, anchored by beautiful warm laminate flooring and finished in soothing, designer-selected neutral tones. The living area is instantly inviting, featuring a cozy gas fireplace before flowing effortlessly into the generous dining space—an ideal setting for both entertaining and daily enjoyment. Adjacent to this is the gourmet kitchen, a chef's delight showcasing luxurious granite countertops with an elegant tile backsplash, an island with extra storage, convenient breakfast bar, plus a large pantry. Completing this level is a chic two-piece guest powder room. Ascending to the upper floor, you discover the ultimate in privacy: the highly sought-after dual primary suite configuration. Both oversized bedrooms serve as tranquil retreats, each thoughtfully paired with its own private, full ensuite bathroom. The fully developed lower level offers yet more versatile space, finished with plush carpeting. This basement oasis includes a sizeable recreation



room, a third sizable bedroom, and a four-piece bathroom. Outside, enjoy the priceless benefit of a private, fenced, west-facing backyard—a sun-drenched haven that’s perfect for pets and outdoor relaxation. Adding to the convenience, this premium property includes an incredible three dedicated titled parking stalls (two reserved stalls right out front and one nearby stall! Location truly sets this home apart, as you are just minutes from King's Market shopping center, the retail haven Cross Iron Mills, top-rated schools, and enjoy lightning-fast access to Deerfoot Trail. This isn't just a home; it's a lifestyle upgrade. Don't miss the chance to own this premium property—schedule your exclusive viewing today!

Built in 2007

Essential Information

MLS® #	A2269053
Price	\$369,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,279
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1308, 2445 Kingsland Road Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 0B8

Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Stall, Titled

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	6
Zoning	R2-T
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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