

\$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.

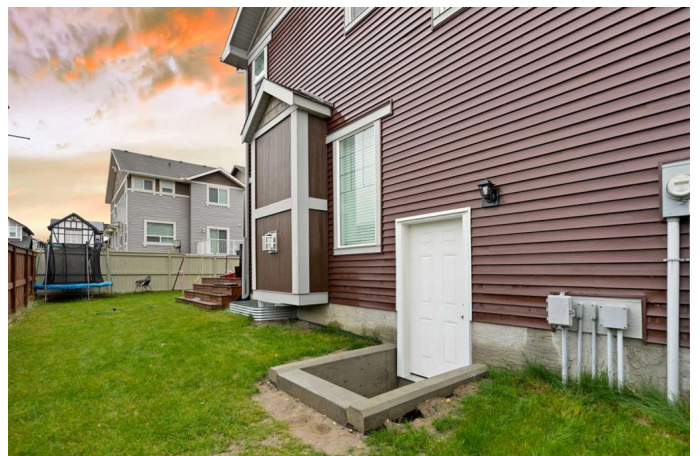
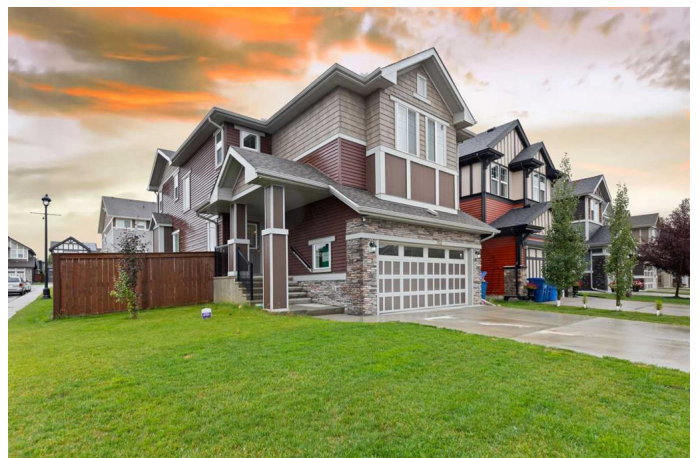
Modern Main Floor: The open-concept 9ft ceiling layout highlights a bright and elegant living space with oversized windows and a stylish oversized quartz island that anchors the gourmet kitchen and LVP Flooring .

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 100

Zoning R1-U

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.