

# \$575,000 - 78 Kingsland Heights Se, Airdrie

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MLS® #A2246344

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

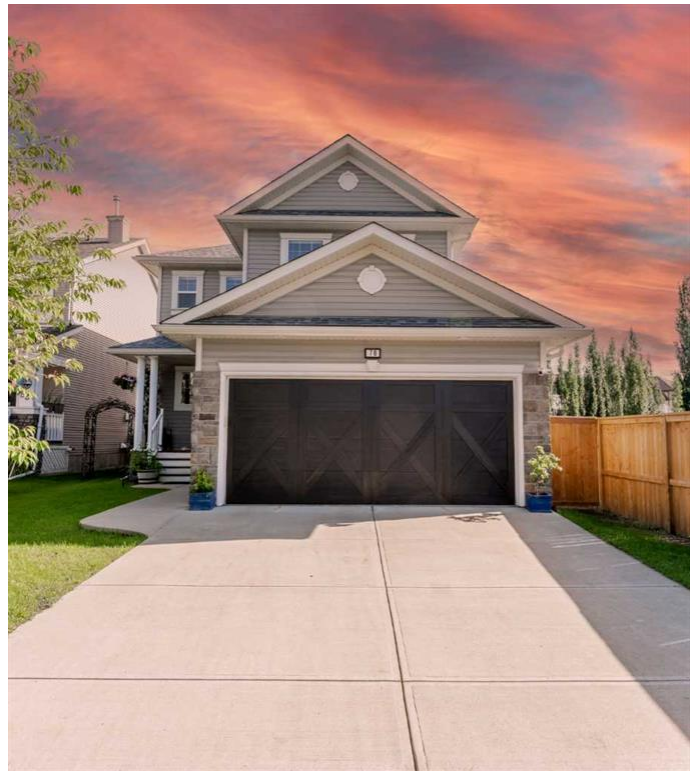
If you are looking for exceptional curb appeal and a home that truly stands out, welcome to this beautifully maintained property in the highly sought-after community of Kings Heights. Offering quick access to Deerfoot Trail for an easy commute, you can be in downtown Calgary in under 30 minutes. This residence features 3 spacious bedrooms, 2.5 bathrooms, and a double car garage. The heart of the home is the kitchen, complete with brand new LG appliances, a stylish island, and a breakfast bar—perfect for casual dining or entertaining. Step outside to a lovely deck, ideal for enjoying the weather or hosting BBQs with friends. The thoughtful layout is complemented by a generously sized yard, perfect for outdoor living in this family-friendly neighbourhood. The unfinished basement offers endless possibilities to create the space you have always envisioned. Kings Heights is known for its scenic ponds, interconnected walking and biking paths, and vibrant community spirit. Located within walking distance to schools, parks, and playgrounds, and just minutes from shops, dining, and everyday amenities, this home delivers the perfect balance of comfort, convenience, and lifestyle.

Built in 2006

## Essential Information

MLS® #

A2246344



|                |             |
|----------------|-------------|
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,718       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

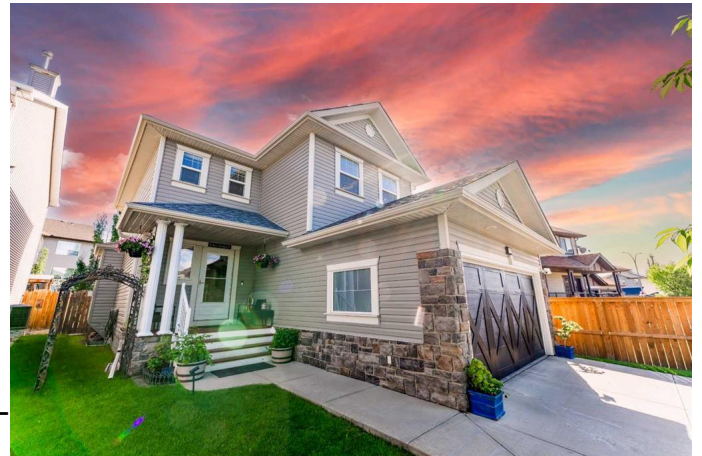
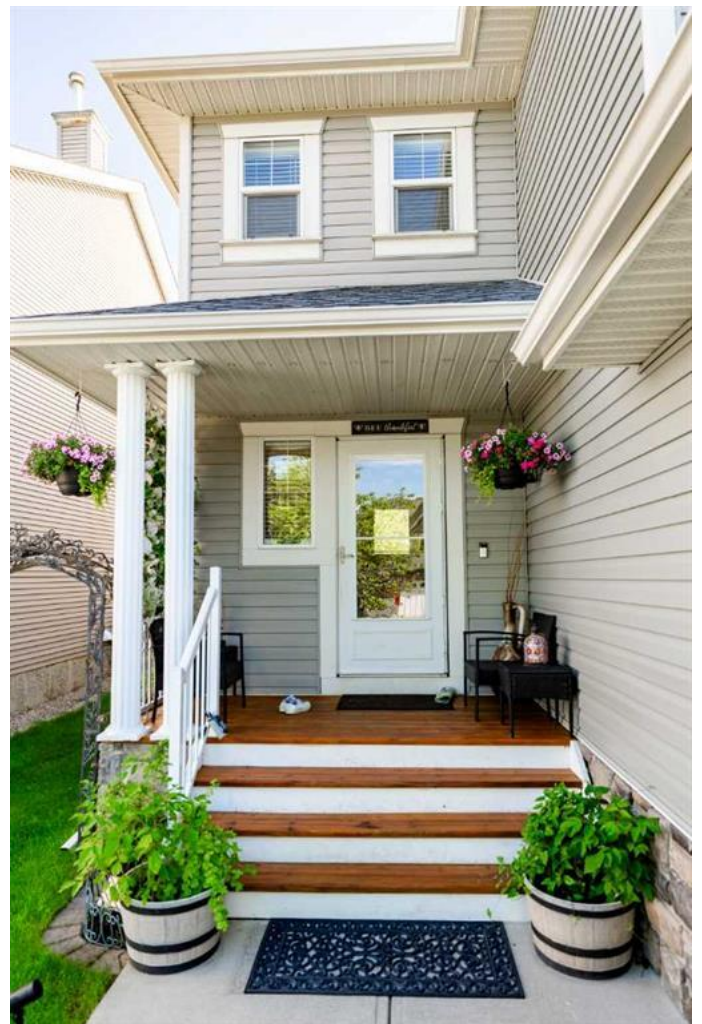
|             |                         |
|-------------|-------------------------|
| Address     | 78 Kingsland Heights Se |
| Subdivision | Kings Heights           |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4A 0A2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-                                                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |
| Fireplaces        | Electric, Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |



## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Rain Barrel/Cistern(s)                                 |
| Lot Description   | Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 14               |
| Zoning         | R1               |
| HOA Fees       | 84               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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