

# \$609,900 - 170 Kingsland Heights Se, Airdrie

MLS® #A2237516

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

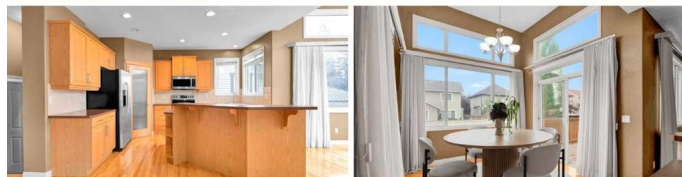
Welcome to this amazing, functional, family home, located in the desirable community of Kings Heights. With just a few mins walking distance to Schools, Parks, Shopping, bike/walking path, and a 5 min drive to Genesis Place, all in a quiet prime location! As you enter, youâ€™re greeted by gleaming hardwood floors and an abundance of natural light. The main floor features a bright and open layout, including an inviting kitchen outfitted with custom backsplash and steel appliances. The adjacent dining area opens onto a large backyard deckâ€™perfect for summer barbecues and relaxing while the kids or pets play in the fully landscaped, SW facing private yard. Upstairs, youâ€™ll find a spacious bonus room, ideal for movie nights or a home theatre setup, plus three generous bedrooms. The primary suite offers a true retreat with a walk-in closet, an ensuite featuring a corner tub, and a separate shower. Central air conditioning keeping you cool on those hot summer days. The unfinished basement is ready to develop, offering plenty of opportunity for you to customize this additional space to suit your needs. This is more than just a house, itâ€™s a place to call home!

Built in 2006

## Essential Information

MLS® # A2237516

Price \$609,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	170 Kingsland Heights Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A2

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R1
HOA Fees	85
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
----------------	-------------

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.