

# \$837,000 - 117 Kingsland Court Se, Airdrie

MLS® #A2242671

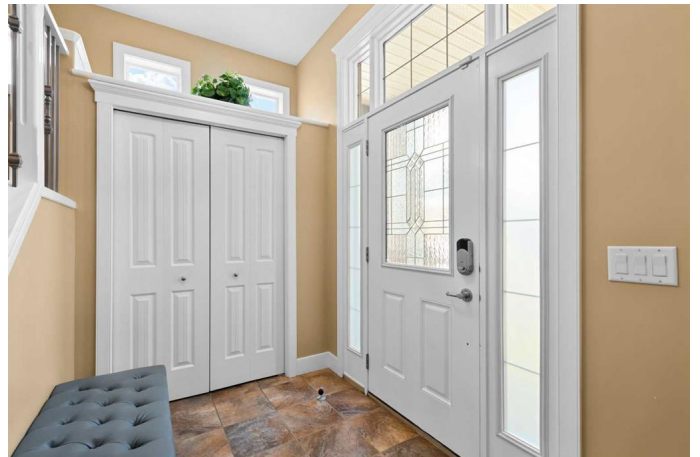
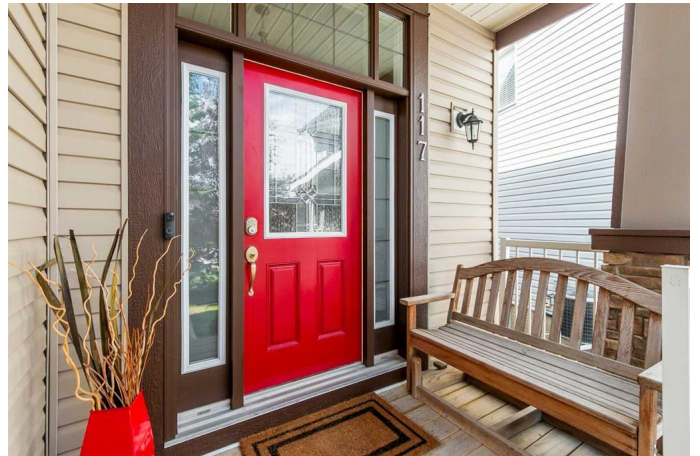
**\$837,000**

4 Bedroom, 4.00 Bathroom, 2,603 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

Welcome to this beautifully upgraded and fully finished walkout home that offers space and comfort for the whole family. From the moment you step inside, you are greeted by a grand open foyer that flows effortlessly into a spacious open-concept main floor highlighted by impressive 10 ft ceilings. The heart of the home is the stunning kitchen featuring a large central island, gleaming granite countertops, warm wood cabinetry, and a walk-in pantry. It is perfectly designed for everyday living and entertaining. Just off the kitchen, the generous dining area leads out to a raised deck, ideal for morning coffee or evening BBQs. The living room is equally impressive with rich hardwood floors, a cozy gas fireplace surrounded by custom built-ins, and expansive windows that bring in beautiful natural light. Upstairs, you will find 9 ft ceilings and a bright, airy bonus room with a vaulted ceiling, perfect for movie nights. The upper level also includes 2 spacious bedrooms, a stylish main bathroom, a well-appointed laundry room with built-in storage, and a luxurious primary suite. The primary suite features its own vaulted ceiling, a large ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement continues the theme with 9 ft ceilings, a 4th bedroom, another full bathroom, and a large family room ideal for entertaining or games area. Step outside to your backyard oasis complete with mature trees, an exposed aggregate patio, a dog run, and gorgeous landscaping. Additional features



include central air conditioning, ample storage, and an unbeatable location in a beautiful cul de sac. This home is surrounded by scenic walking paths, large pond, playgrounds, and established schools. With easy access to shopping, restaurants, and commuter routes, you will love the convenience and community that Kingâ€™s Heights offers.

Built in 2008

### Essential Information

MLS® #	A2242671
Price	\$837,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,603
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Kingsland Court Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E5

### Amenities

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

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	1
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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