

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

MLS® #A2246344

\$575,000

3 Bedroom, 3.00 Bathroom, 1,718 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

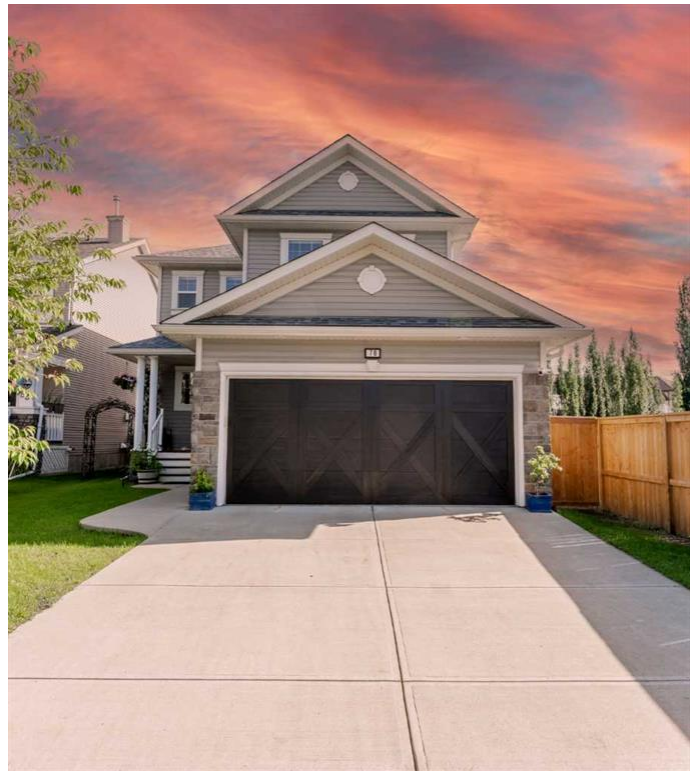
If you are looking for exceptional curb appeal and a home that truly stands out, welcome to this beautifully maintained property in the highly sought-after community of Kings Heights. Offering quick access to Deerfoot Trail for an easy commute, you can be in downtown Calgary in under 30 minutes. This 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

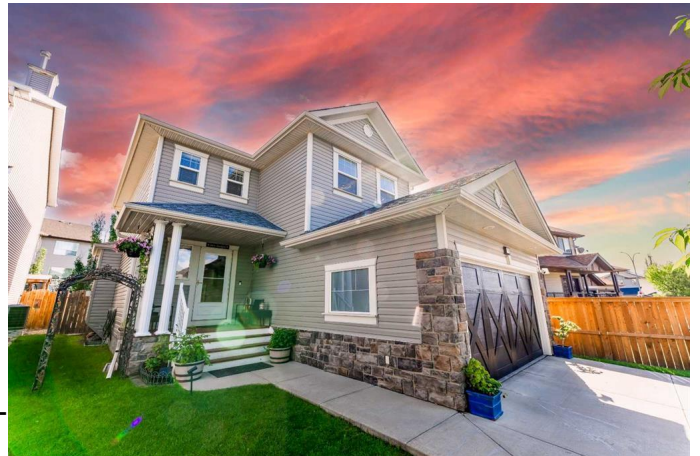
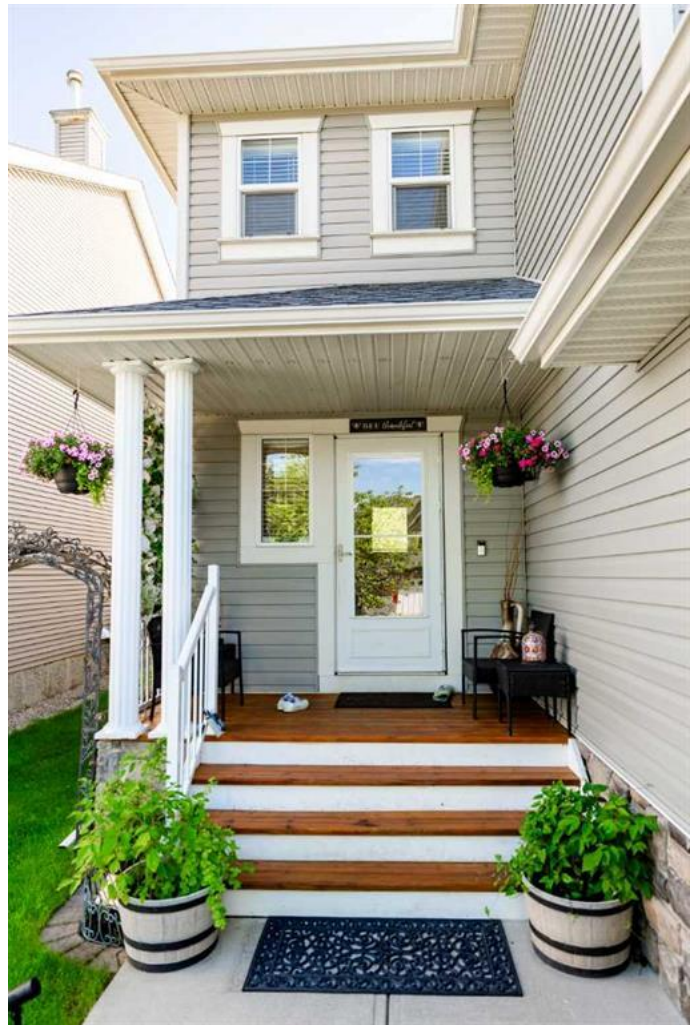
Address	78 Kingsland Heights Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A2

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	9
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.