

# \$679,900 - 1314 King's Heights Way Se, Airdrie

MLS® #A2228455

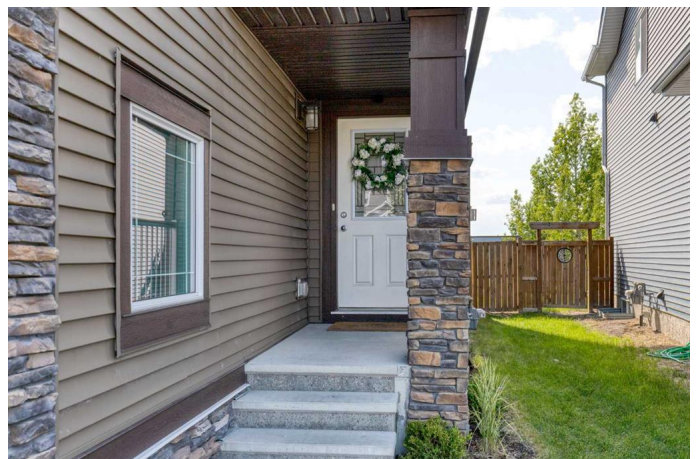
**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,974 sqft  
Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

Welcome to this stunning family home in the highly sought-after community of Kings Heights! Offering nearly 2,000 sq ft of beautifully maintained living space, this 3-bedroom, 2.5-bathroom home, has an amazing, private backyard that backs directly onto walking paths. Step inside to a spacious and welcoming foyer that flows into a sun-filled, open-concept main floor. The kitchen is a true showstopper with quartz countertops, timeless white cabinetry with black accents, stainless steel appliances, a walk-through pantry, and a central island with seating—ideal for entertaining or casual meals. The dining area overlooks your expansive west-facing backyard and seamlessly connects to the living room with a natural gas fireplace. Upstairs, you will love the massive, bright bonus room and the conveniently placed laundry room. The primary suite is bright and inviting, featuring a walk-in closet and a luxurious 5-piece ensuite with a corner tub. Two additional generously-sized bedrooms, and a 4-piece bathroom, complete the upper floor.

Outside, your extra-deep backyard is ideal for kids and entertaining. Enjoy summer evenings on your back deck or the patio with covered gazebo and stay cool inside with recently installed A/C. You'll enjoy the brand new carpet throughout the whole home, a new water tank replaced last year and knowing that the furnace has been well maintained and recently inspected. Located just minutes from



schools, parks, shopping, amenities, and the new highway access”this home truly has it all. Don’t miss your chance to own this incredible property”book your showing today!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228455    |
| Price          | \$679,900   |
| Sold Price     | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,974       |
| Acres          | 0.11        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1314 King's Heights Way Se |
| Subdivision | Kings Heights              |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4A 0R9                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), 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 | BBQ gas line, Private Yard                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Landscaped, Lawn, Level, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Stone, Vinyl Siding                                                                                                 |
| Foundation        | Poured Concrete                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 5th, 2025  |
| Date Sold      | June 26th, 2025 |
| Days on Market | 21              |
| Zoning         | R1-U            |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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