

**2407 kingsland View SE**  
**Airdrie, Alberta**

**MLS # A2283957**



**\$624,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,990 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NONE

Located on a landscaped corner lot in the desirable community of Kings Heights, Airdrie, this fully finished two-storey residence offers four bedrooms, a functional layout, and extensive upgrades throughout. The property is conveniently situated near schools, parks, shopping, and community amenities. The main level features hardwood flooring and an open-concept design anchored by a living room with gas fireplace and custom built-in entertainment unit. A formal dining area provides flexibility for entertaining, workspace, or additional living use. The kitchen is equipped with ample cabinetry, a breakfast nook, and direct access to a west-facing deck overlooking the private backyard. A two-piece bathroom and a laundry area with garage access complete the main floor. An open-to-below hallway enhances natural light and architectural interest, leading to the upper level where a bonus room offers additional living space. The primary bedroom includes a walk-in closet and three-piece ensuite, while two further bedrooms and a four-piece bathroom complete the level. The professionally finished basement provides added versatility, featuring a recreation room, family room with corner fireplace, a fourth bedroom, four-piece bathroom, and a second kitchen. The basement is developed as an illegal suite and may be suitable for extended family living or supplemental income, subject to municipal approval. The west-facing backyard is fully fenced and landscaped, offering a spacious deck with privacy screen, rock accents, and a storage shed—ideal for outdoor living and entertaining. The heated double attached garage includes its own furnace for year-round comfort and functionality. Additional highlights include central air conditioning, central vacuum system, and garburator. This well-maintained home presents pride of ownership and is move-in ready. Located on a

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