

**67 Kingsland Heights SE**  
**Airdrie, Alberta**

**MLS # A2306342**



**\$694,500**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** All Rods, Basement Refrigerator, Deep Freezer in Garage, TV Mounts,

Not your typical cookie-cutter home, this beautifully modernized family retreat is tucked away on a quiet street in the established community of Kings Heights, where mature trees, spacious lots, and a true sense of community create a warm and welcoming place to call home. With 3,300 +/- sq. ft. of developed living space, 4 bedrooms (3+1), and timeless updates throughout, this home blends character and comfort with all the modern touches today’s families are looking for. The bright open-concept main floor has been thoughtfully refreshed with stylish vinyl plank flooring, updated ceilings, fresh paint, and modern trim (2023), while large windows flood the space with natural light. At the heart of the home is the beautifully redesigned white kitchen featuring gorgeous new cabinetry, updated appliances, incredible storage, a massive island perfect for gathering with family and friends, and charming built-in bench seating with hidden storage that adds both warmth and functionality to the dining area. The spacious living and dining areas create an inviting atmosphere for everyday family life and entertaining, while the private main floor den/flex space offers the perfect spot for a home office, playroom, or quiet retreat. Upstairs, the spacious bonus room creates the perfect cozy hangout space, while the primary retreat feels like a true escape with a beautifully renovated spa-inspired ensuite (2023) featuring dual sinks, a large vanity, separate tiled shower, and a deep soaker tub designed for relaxing at the end of the day. Two additional bedrooms, an updated 4-piece bathroom, and a charming tech/play nook complete the upper level, while the refreshed fully finished basement includes a large family room, fourth bedroom, full bathroom, and flexible living space for guests, teens, or hobbies. Outside, enjoy the spacious side yard, huge landscaped backyard with

underground sprinklers (2025), newer fencing on two sides (2023), and a sunny south-facing patio that's perfect for summer barbecues, relaxing evenings, and entertaining friends and family. With central air conditioning (2023), exceptional storage throughout, lots of parking, and pride of ownership evident at every turn, this move-in ready home offers the perfect balance of modern living and the charm of an established neighbourhood — all within walking distance to schools, parks, pathways, shopping, restaurants, and everyday amenities.