

# \$850,000 - 354 Kings Heights Drive, Airdrie

MLS® #A2243127

**\$850,000**

4 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

Welcome to this stunning, air-conditioned home located on a desirable corner lot in the vibrant community of King's Heights. Boasting exceptional curb appeal and thoughtful upgrades throughout, this property offers everything a growing family or investor could ask for.

## Key Features:

**Spacious Layout:** 3 bedrooms upstairs plus a versatile bonus room, perfect for a family lounge or home office.

**Legal Basement Suite:** Fully developed one-bedroom legal suite with separate entrance and its own laundry—ideal for rental income or extended family.

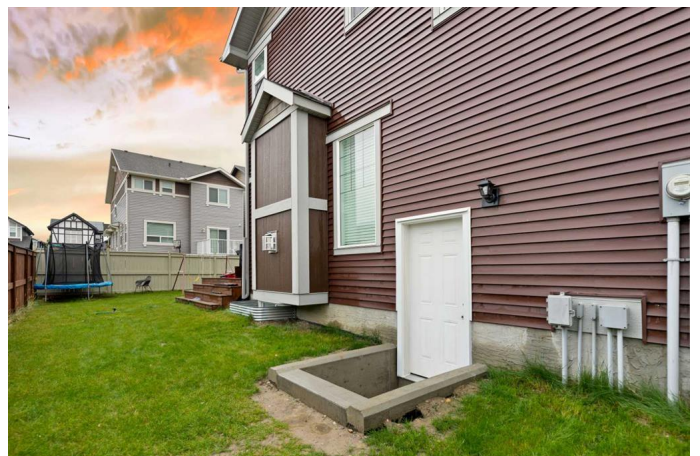
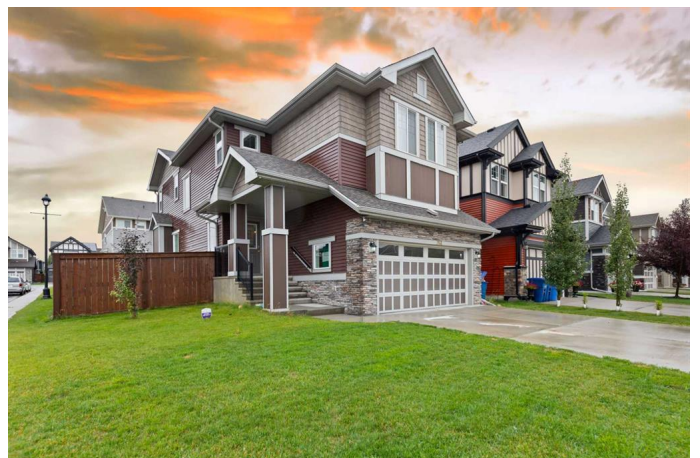
**Modern Main Floor:** The open-concept 9ft ceiling layout highlights a bright and elegant living space with oversized windows and a stylish oversized quartz island that anchors the gourmet kitchen and LVP Flooring .

**Upgraded Kitchen Appliances:** Enjoy cooking with stainless steel wall-mounted ovens, a built-in microwave, and an induction glass cooktop.

**Walk-Through Pantry:** Conveniently located off the insulated double-attached garage with high ceilings—perfect for effortless grocery unloading.

**Outdoor Oasis:** Host gatherings or relax in the gazebo, hot tub, or on the well-designed deck, with green space for kids or pets to enjoy.

**Luxurious Primary Suite:** Features a walk-in



closet, dual vanities, and a spa-inspired ensuite with a separate shower and tub.  
Bonus Room Separation: Thoughtfully designed upper level with the bonus room creating privacy between the primary and secondary bedrooms.  
Upstairs Laundry Room for added convenience.

Located just minutes from convenient shopping, scenic water features, parks, and schools, this home combines comfort, functionality, and style.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243127    |
| Price          | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,027       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 354 Kings Heights Drive |
| Subdivision | Kings Heights           |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |

Postal Code T4A 0S1

## Amenities

Parking Spaces 2

Parking Double Garage Attached, Off Street, Parking Pad

# of Garages 2

## Interior

Interior Features Kitchen Island, Quartz Counters, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Induction Cooktop

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite, Exterior Entry

## Exterior

Exterior Features Lighting, Private Entrance, Private Yard

Lot Description Back Yard, Corner Lot, Private, City Lot, Gazebo

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 26th, 2025

Days on Market 24

Zoning R1-U

## Listing Details

Listing Office URBAN-REALTY.ca

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