

\$724,500 - 1186 Kings Heights Way Se, Airdrie

MLS® #A2253628

\$724,500

4 Bedroom, 4.00 Bathroom, 2,099 sqft

Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

**** OPEN HOUSE- SATURDAY , SEPTEMBER 20 from 2PM to 4PM **** Welcome to Kings Heights, one of Airdrie's most desirable communities!

This beautiful home sits on an expansive corner lot, offering over 2,500 sq. ft. of developed living space. From the moment you enter, you'll notice the spacious foyer with soaring ceilings, abundant natural light, and beautiful tile flooring throughout the main level. The main floor features a 2-piece bathroom, a large front closet, and a massive mudroom with access to the oversized heated double attached garage. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts rich cabinetry, granite countertops, a stylish new backsplash, gas stove, stainless steel appliances, and a large island with a double sink and seating—perfect for cooking and entertaining. The bright dining area easily accommodates an 8-person table and leads out to a low-maintenance composite deck with an automatic awning, ideal for summer gatherings. The living room offers soaring knockdown ceilings, a cozy gas fireplace, pot lights, and a beautiful chandelier. Upstairs, you'll find plush carpet throughout, a generous master retreat with a stone accent wall, a spa-like 5-piece ensuite (double vanity, soaker tub, walk-in shower, and private water closet), plus a large walk-in closet. Two additional spacious bedrooms, a 4-piece bathroom, a large laundry room with linen



storage, and a bright bonus room complete the upper level. The fully finished basement provides even more living space, with a large bedroom and closet, a family room with wet bar (perfect for movie nights), a 4-piece bathroom with in-floor heating, and ample storage. Located just minutes from shopping, schools, and quick access to Deerfoot Trail—this home combines elegance, comfort, and convenience in one of Airdrie’s best neighborhoods. Recent updates include: new hot water tank (2025), brand-new microwave, and all new fixtures.

Built in 2013

Essential Information

MLS® #	A2253628
Price	\$724,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,099
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1186 Kings Heights Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0S4

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	20
Zoning	R1-U
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.