

\$837,000 - 117 Kingsland Court Se, Airdrie

MLS® #A2242671

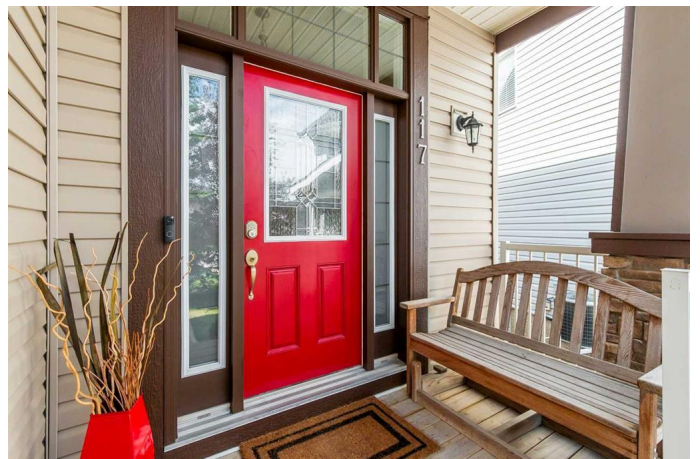
\$837,000

4 Bedroom, 4.00 Bathroom, 2,603 sqft

Residential on 0.11 Acres

Kings Heights, Airdrie, Alberta

THIS HOME'S WOW FACTOR STARTS THE MOMENT YOU STEP THROUGH THE DOOR! Welcome to this beautifully upgraded and fully finished walkout home that offers space and comfort for the whole family. From the moment you step inside, you are greeted by a grand open foyer that flows effortlessly into a spacious open-concept main floor highlighted by impressive 10 ft ceilings. The heart of the home is the stunning kitchen featuring a large central island, gleaming granite countertops, warm wood cabinetry, and a walk-in pantry. It is perfectly designed for everyday living and entertaining. Just off the kitchen, the generous dining area leads out to a raised deck, ideal for morning coffee or evening BBQs. The living room is equally impressive with rich hardwood floors, a cozy gas fireplace surrounded by custom built-ins, and expansive windows that bring in beautiful natural light. Upstairs, you will find a bright, airy bonus room with a vaulted ceiling, perfect for movie nights. The upper level also includes 2 spacious bedrooms, a stylish main bathroom, a well-appointed laundry room with built-in storage, and a luxurious primary suite. The primary suite features its own vaulted ceiling, a large ensuite with soaker tub and separate shower, and a walk-in closet. The fully finished walkout basement offers 9 ft ceilings, a 4th bedroom, another full bathroom, and a large family room ideal for entertaining or games area. Step outside to your backyard oasis complete with mature trees, an exposed



aggregate patio, a dog run, and gorgeous landscaping. Additional features include central air conditioning, ample storage, and an unbeatable location in a beautiful cul de sac. This home is surrounded by scenic walking paths, large pond, playgrounds, and established schools. With easy access to shopping, restaurants, and commuter routes, you will love the convenience and community that King’s Heights offers.

Built in 2008

Essential Information

MLS® #	A2242671
Price	\$837,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,603
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Kingsland Court Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E5

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	35
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

Listing Details

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

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.