

# \$649,700 - 270 Kings Heights Drive Se, Airdrie

MLS® #A2217167

**\$649,700**

4 Bedroom, 4.00 Bathroom, 1,916 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

Welcome to 270 Kings Heights Drive, a beautifully finished 4-bedroom home perfectly situated within walking distance to everything you need – including public and French schools, grocery stores, shopping, an outdoor ice rink, and an extensive network of parks and walking paths. Step inside to find rich hardwood floors flowing throughout the main level, where natural light fills the open-concept living space. The kitchen offers generous working space, a centre island, and elegant granite countertops, while the cozy living room, complete with a stunning fireplace, invites you to relax or entertain. Upstairs, a spacious bonus room provides the perfect hangout or media space, along with three well-sized bedrooms, including the primary suite featuring a walk-in closet and a private ensuite. The fully finished basement adds even more living space with a large rec room, an additional bedroom, and a full bathroom – ideal for guests or a growing family. Step outside to a large, fenced backyard perfect for summer barbecues, outdoor play, or quiet evenings under the stars. Newer furnace and hot water tank, freshly painted and lovingly maintained, this home is move-in ready and waiting for you. Don't miss your chance – schedule your private showing today.

Built in 2009

## Essential Information



MLS® #	A2217167
Price	\$649,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	270 Kings Heights Drive Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0E8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	38
Zoning	R1
HOA Fees	80
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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