



**1409 Kings Heights Boulevard SE
Airdrie, Alberta**

MLS # A2275325



\$680,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Tucked into family-friendly Kings Heights and walkable to both the local elementary school and the Francophone school, this bright, sunny home is built for real life with a growing family — and a layout that gives everyone their own space. The main floor features 9' ceilings, a dedicated office, and an open, inviting design with large windows, a gas fireplace, and a truly spacious living and dining area made for gathering. The heart of the home is the beautiful white kitchen (updated in recent years) with a gas stove, timeless finishes, and plenty of room to cook and connect. You'll also appreciate the updated main-floor flooring completed within the last few years. Upstairs, you'll find four generously sized bedrooms plus a bonus room — with great-sized rooms throughout, perfect for kids, guests, and everyday life. Downstairs, the fully developed basement adds even more flexibility with two additional bedrooms, a full bathroom, and a comfortable family room/living area — ideal for teens, extended family, or a private guest space. And for added peace of mind, the home also features a new roof (2025). If you've been searching for a bright, well-cared-for home in a location where the kids can walk to school every day, this one checks all the boxes.