



**2407 kingsland View SE
Airdrie, Alberta**

MLS # A2283957



\$624,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Kings Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,990 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Front Drive, Heated Garage | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, City Lot, Corner Lot, Cul-De-Sac, Rectangular Lot, Treed | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: NONE

Located on a landscaped corner lot in the desirable community of Kings Heights, Airdrie, this fully finished two-storey residence offers four bedrooms, a functional layout, and extensive upgrades throughout. The property is conveniently situated near schools, parks, shopping, and community amenities. The main level features hardwood flooring and an open-concept design anchored by a living room with gas fireplace and custom built-in entertainment unit. A formal dining area provides flexibility for entertaining, workspace, or additional living use. The kitchen is equipped with ample cabinetry, a breakfast nook, and direct access to a west-facing deck overlooking the private backyard. A two-piece bathroom and a laundry area with garage access complete the main floor. An open-to-below hallway enhances natural light and architectural interest, leading to the upper level where a bonus room offers additional living space. The primary bedroom includes a walk-in closet and three-piece ensuite, while two further bedrooms and a four-piece bathroom complete the level. The professionally finished basement provides added versatility, featuring a recreation room, family room with corner fireplace, a fourth bedroom, four-piece bathroom, and a second kitchen. The basement is developed as an illegal suite and may be suitable for extended family living or supplemental income, subject to municipal approval. The west-facing backyard is fully fenced and landscaped, offering a spacious deck with privacy screen, rock accents, and a storage shed—ideal for outdoor living and entertaining. The heated double attached garage includes its own furnace for year-round comfort and functionality. Additional highlights include central air conditioning, central vacuum system, and garburator. This well-maintained home presents pride of ownership and is move-in ready. Located on a

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