



**286 Kings Heights Drive SE
Airdrie, Alberta**

MLS # A2296614



\$729,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,422 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Other		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Gazebo, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Home Theater, Outdoor Gazebo with TV, Window Blinds, Storage Shed.

OPEN HOUSE Saturday and Sunday - April 4-5, 2026 - 2:00 pm to 4:00 pmWelcome to this beautifully upgraded and fully finished 6-bedroom, 4-bathroom home in the highly desirable community of Kings Heights in Airdrie, proudly owned and meticulously maintained by the original owners since new, offering 3,354 sq ft of combined finished space perfect for families of all sizes. Step inside to discover luxury laminate flooring, a warm and inviting electric fireplace, and a bright open-concept layout ideal for everyday living and entertaining. The home features a wide double car garage with high ceilings, a widened concrete driveway that can fit 3 cars and a stunning east-facing backyard complete with an outdoor gazebo (fully equipped with TV), making it the perfect space for BBQs and relaxing throughout the seasons. Upstairs, enjoy the convenience of upper-level laundry and spacious bedrooms, including a luxurious primary retreat showcasing a rare TRUE "his and hers"; ensuite with dual walk-in closets, separate vanities, a soaker tub, and a premium walk-in shower. Even the shared upper bathroom features a double vanity, ideal for busy households. The fully developed basement adds incredible versatility with two additional bedrooms, a full bathroom, a large entertainment/theatre space, and a flex/office room for extra functionality. Additional upgrades include dual furnaces, hot water tank, programmable exterior pot lights, and smart switches for customizable lighting. Located on a quiet, family-friendly street, this home offers unbeatable walkability to top-rated schools like Heloise Lorimer School and École des Hautes-Plaines, along with easy access to parks, ponds, pathways, transit, shopping, and amenities including Kingsview Market and Genesis Place. With quick connections to Yankee Valley Blvd and QEII, commuting to

Calgary (approx. 10 minutes) or CrossIron Mills (approx. 8 minutes) is effortless. Located in one of Airdrie's most walkable family communities while being accessible to public transit. Enjoy amenities such as basketball courts, soccer fields and skating rinks blocks away along with an apple orchard that ANYONE can access in the summer and fall where garden lovers can enjoy garden groups. Surrounded by green spaces, ponds, recreational facilities, and even nearby fishing spots and community orchards, this home delivers the perfect balance of lifestyle, convenience, and community in one of Airdrie's most sought-after neighbourhoods.