

**2407 Kingsland View SE**  
**Airdrie, Alberta**

**MLS # A2256968**



**\$669,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,025 sq.ft.                                                              | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Cul-De-Sac, Rectangular Lot, Treed       |               |                   |

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

**Inclusions:** None

**ILLEGAL SUITE | CORNER LOT | CENTRAL AIR CONDITIONER | HEATED GARAGE | FORMER SHOWHOME | BIG DECK | FULLY FENCED | OPEN TO BELOW** Welcome to this immaculate 4-bedroom, fully finished two-storey home in the highly sought-after community of Kings Heights, Airdrie! Situated on a beautifully landscaped corner lot, this home offers exceptional curb appeal, ample parking, and proximity to schools, parks, shopping, and all amenities. Step inside to find gleaming hardwood floors and an open, inviting layout. The main floor features a spacious living room with a cozy gas fireplace and built-in entertainment center, a formal dining area which can be used as a second living area or office, and a bright kitchen with a breakfast nook that opens to a private west-facing deck—perfect for evening relaxation. A convenient 2-piece bathroom and laundry room off the garage complete this level. The open-to-above hallway floods the home with natural light, leading to the upper level where you’ll find a comfortable bonus room, a primary suite with a walk-in closet and a stunning 3-piece ensuite, plus two additional generously sized bedrooms and a 4-piece guest bathroom. The fully finished basement offers incredible versatility, featuring a 4th bedroom, 4-piece bathroom, rec room with a second kitchen, and a family room with a corner fireplace. This space is finished as an illegal suite, perfect for an extended family or to generate rental income to help with your mortgage. Enjoy your private west-facing backyard, complete with a 22' x 12' deck with privacy screen, meticulous rock landscaping, a beautiful fence, and a handy shed. The heated double attached garage, equipped with its own furnace, provides plenty of space for parking and storage. Additional features include: central air conditioning, central vacuum system, garburator.

This home is move-in ready, meticulously maintained, and showcases true pride of ownership. Don't miss your chance to own this beautiful property—book your private showing today!