

# \$539,900 - 2415 Kingsland View Se, Airdrie

MLS® #A2233051

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

\*\*\* OPEN HOUSE SAT JUNE 21, 2025

2PM-4PM \*\*\* HONEY STOP THE CAR!

TREMENDOUS VALUE IN KINGS HEIGHTS, AIRDRIE, ALBERTA. This gorgeous home is strategically located on a quiet street with great neighbors. Boasting 1815+ square feet above grade, 3 beds, 2.5 baths and a huge bonus room with vaulted ceiling and corner gas fireplace, perfect for family movie nights. As soon as you enter, you'll notice the natural maple railing and flooring, not to mention the abundance of natural sunlight shining in from your WEST exposure yard. The open main floor is perfect for entertaining with a spacious kitchen area, seamlessly transitioning into the large living area and dining room with access to your deck. Imagine summer days and evenings in your large west backyard, spending time with family and friends. The half bath is tucked away near the double garage entrance and mudroom/laundry room, you'll appreciate the thoughtful design. The upper level showcases an expansive primary bedroom with 4pc ensuite and walk-in closet. 2 additional bedrooms and a 4pc bathroom are located just across the hall. The bonus room comes with newer LVP floors and tons of windows; it may become your favorite room in the home. The basement is undeveloped and there is plenty of room to add some sweat equity. Highlights include NEW FURNACE 2021 with permit, ample guest parking outside and across the street, 2 schools within walking



distance and 2 large shopping centers a short drive or stroll away. VIRTUAL TOUR AVAILABLE!

Built in 2007

### **Essential Information**

MLS® #	A2233051
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2415 Kingsland View Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A5

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	R1
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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