



**2455 Kingsland View SE
Airdrie, Alberta**

MLS # A2316832



\$669,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: In Basement: Dishwasher, Refrigerator, Over-the-range microwave, Electric range

Welcome to this beautifully designed and spacious two-storey home nestled on a massive pie-shaped corner lot in the highly sought-after community of Kings Heights. Perfectly positioned beside a park and playground, this property offers the ideal combination of space, functionality, and family-friendly living. With a fully developed basement featuring a 2-bedroom illegal suite currently generating rental income, this home presents an incredible opportunity for families, investors, or those seeking mortgage-supporting potential (subject to legalization and municipal requirements). Step inside to discover a versatile main-floor den/flex room—perfect for a home office, playroom, or guest space. The heart of the home is the gourmet kitchen, complete with granite countertops, a large center island, ample cabinetry, and a spacious dining nook designed for everyday living and entertaining. The inviting living room is filled with natural light thanks to large windows that create a bright and airy atmosphere throughout the day. A cozy corner fireplace serves as the focal point of the space, making it the perfect place to relax with family or gather with friends while enjoying views of the backyard. Upstairs, you'll find four generously sized bedrooms, convenient upper-floor laundry, and a luxurious primary retreat featuring a spa-inspired 5-piece ensuite with a corner soaker tub and separate shower. The oversized fourth bedroom offers the flexibility of a bonus room, media room, playroom, or additional family space to suit your needs. The fully finished basement features a separate entrance and a self-contained 2-bedroom illegal suite that is currently tenant occupied, offering excellent flexibility for extended family or mortgage-supporting rental income (subject to legalization and municipal requirements). Complete with its own kitchen, living area, bathroom, and laundry, this space adds

exceptional versatility and value to the home. Outside, enjoy one of the largest lots in the area with plenty of room for kids, pets, entertaining, or future backyard dreams. The oversized pie-shaped corner lot provides endless possibilities for outdoor living, gardening, recreation, or creating your own private backyard retreat. Located just steps from parks, playgrounds, pathways, schools, shopping, and everyday amenities, this home offers an unbeatable lifestyle in one of Airdrie's most desirable communities. Combining over 3,000 sq. ft. of developed living space, a functional family-friendly layout, income-generating potential, and an exceptional location, this is a rare opportunity to own a truly remarkable home in Kings Heights. Book your private showing today and discover everything this exceptional property has to offer.