



GRASSROOTS

REALTY GROUP

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**2407 kingsland View SE
Airdrie, Alberta**

MLS # A2319754



\$639,999

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, 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:	Kitchen Island, No Smoking Home, Pantry		

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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