



GRASSROOTS
REALTY GROUP

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1418 Kings Heights Boulevard SE
Airdrie, Alberta

MLS # A2331682



\$689,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Irregular Lot, Landscaped, Lawn, Low Maintenance		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Utility Shed		

*** OPEN HOUSE Saturday, July 25, 2026 2-4PM *** This gorgeous former Loreck Showhome in Kings Heights has been beautifully maintained and is in exceptional condition. Featuring hardwood and ceramic tile flooring, granite countertops, an island kitchen with corner pantry, and a bright open layout, this home offers quality finishing throughout. The main floor includes a versatile den—perfect as a home office or toy room. Upstairs, you’ll love the spacious vaulted bonus room and well-appointed bedrooms, including a primary suite with a 5-piece ensuite. With 4 bedrooms 3.5 bathrooms and a fully developed basement. Your personal fenced back yard, with a deck off the kitchen is great for entertaining including direct gas line for BBQ. Enjoy central air conditioning, Hunter Douglas blinds, and a beautifully landscaped yard. Located on a unique double boulevard with easy access to shopping, restaurants, Hwy 2, and nearby greenspace, this Kings Heights property offers outstanding curb appeal, comfort, and convenience.