

\$649,900 - 34 Kingsland Close, Airdrie

MLS® #A2267012

\$649,900

3 Bedroom, 3.00 Bathroom, 1,955 sqft

Residential on 0.09 Acres

Kings Heights, Airdrie, Alberta

OPEN HOUSE - Saturday, November 22, 11:00am-2:00pm. Welcome to 34 Kingsland Close! A bright and inviting, move-in ready, detached two-storey walk-out home, ideally situated just one door down from a playground and surrounded by a variety of Airdrie's best outdoor amenities. Just steps from scenic walking and biking paths, tranquil ponds, the off-leash dog park, and the King's Heights Elementary School. Spend your weekends exploring Chinook Winds Park with its splash park and sports fields, Sharp Hill Park's rolling trails, or enjoying family recreation at Genesis Place. With over 1,955 sq. ft. of living space plus an 824 sq. ft. undeveloped walkout basement, this home offers space to grow and thrive in one of Airdrie's most connected, family-friendly neighbourhoods. Plus, you're only minutes from Highway 2 for an easy commute or quick trips into Calgary. The sun-filled south-facing backyard is fully fenced and beautifully landscaped with mature fruit trees that create your own private retreat. All the decks and patios have been recently refinished and are ready to be enjoyed! Inside, you'll find a thoughtful layout designed for modern living featuring brand-new carpet, three spacious bedrooms, and 2.5 bathrooms. The main floor includes a spacious foyer, a large living room, and a separate dining area that could also function as a home office or playroom. The breakfast nook overlooks the beautifully treed yard, while separating the space between the kitchen and main living



room. Upstairs, you will find a clever built-in desk adjacent to the large family room perfectly suited for a fun movie room or play area for little ones. The primary bedroom and ensuite are separated from the main hallway by a conveniently placed laundry room and large storage closet. Tucked away from the family room and primary, are two well-sized bedrooms that share a 4-piece ensuite. The undeveloped walkout basement offers endless potential for a future recreation room, guest suite, or home gym, while the front-attached double garage adds everyday convenience. Move-in ready with immediate possession available, come see why Kings Heights continues to be one of Airdrie’s most sought-after neighbourhoods. This is a home that’s ready to welcome its next chapter.

Built in 2008

Essential Information

MLS® #	A2267012
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	34 Kingsland Close
Subdivision	Kings Heights
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4A 0C6

Amenities

Amenities	Other
Parking Spaces	372
Parking	Double Garage Attached, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	22
Zoning	R1
HOA Fees	149
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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