

**HELLO,**  
*Gorgeous!*

## **34 KINGSLAND HEIGHTS SE**

AIRDRIE, ALBERTA

1,740 SQFT ABOVE GRADE | 4 BEDROOMS | 3.5 BATHROOMS | FULLY DEVELOPED BASEMENT

A bright, beautifully functional family home in the heart of highly sought-after Kings Heights...complete with RV parking, a dedicated home office, and over 2,400 SQFT of developed living space designed for real life.

### **A FEW FEATURES WE LOVE ABOUT THIS HOME...**

#### **A FUNCTIONAL LAYOUT THAT JUST MAKES SENSE**

This home was thoughtfully designed for busy everyday living. From the oversized front entry with soaring ceilings to the tucked-away laundry room with sink near the kitchen, every space feels intentional and practical.

The main-floor den with French doors and its own sink creates an ideal setup for working from home, running a home-based business, or creating a quiet creative space...all while enjoying beautiful views of the mature tree out front.

#### **BRIGHT, SUNNY & FULL OF CHARACTER**

Oversized front windows flood the home with natural light and create a warm, welcoming atmosphere throughout the day. The front upper bedroom and office both overlook the mature tree-lined street, adding charm and privacy rarely found in newer communities.

The sunny living room is anchored by a cozy gas fireplace, while the extensive kitchen cabinetry and corner pantry provide exceptional storage and functionality.

This is not a cookie-cutter home...there's personality, warmth, and flexibility throughout every level.

#### **FULLY FINISHED WITH ROOM TO GROW**

The fully developed basement adds incredible versatility with a spacious family room, large additional bedroom, and full bathroom...perfect for guests, teenagers, hobbies, fitness space, or movie nights.

Outside, the property continues to impress with:

- RV parking
- Alley access
- Oversized insulated double attached garage
- Large two-tier deck
- Excellent curb appeal

Whether you're moving up, downsizing without compromise, or looking for a long-term family home, this property offers flexibility for every stage of life.

#### **RECENT UPDATES & IMPROVEMENTS**

- 3 basement windows replaced (2025)
- Ensuite window replaced (2025)
- Water heater replaced (2021)
- Central air conditioning
- Insulated oversized garage

#### **WHY YOU'LL LOVE KINGS HEIGHTS**

Kings Heights remains one of Airdrie's most desirable communities thanks to its family-friendly atmosphere, excellent schools, parks, pathways, shopping, and convenient access to major routes.

It's a neighbourhood buyers consistently wait for...and homes with this much functionality and personality rarely come available.

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

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TARA MOLINA  
— REAL ESTATE GROUP —

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