

**618 Kingsmere Way SE**  
**Airdrie, Alberta**

**MLS # A2176077**



**\$725,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Heater and shelving in the garage		

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY NOVEMBER 16 AND SUNDAY NOVEMBER 17 FROM 12-4PM\*\***Welcome to this exquisite home located in the sought-after Kings Heights neighborhood in Airdrie! From the moment you arrive, you'll be impressed by the expansive windows, fresh paint, and central air conditioning, ensuring a cool and comfortable environment during the warmer months. Step inside to discover a generously sized living room, featuring a cozy electric fireplace—perfect for relaxation. This space flows seamlessly into the open-concept kitchen and dining area, equipped with a walk-through pantry, sleek stainless steel appliances, a central island with a breakfast bar, elegant quartz countertops, and ample cabinetry. From here, step out onto the deck to enjoy the beautifully landscaped backyard. The main floor also includes a mudroom and a convenient 2-piece bathroom. Upstairs, you'll find a versatile bonus room, ideal for entertaining guests or unwinding. The spacious primary suite is a private retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a walk-in shower, and a soaking tub for ultimate relaxation. Two additional well-sized bedrooms with walk-in closets, a dedicated office space, a 4-piece bathroom, and an upper-level laundry room add to the convenience and functionality of this home. The fully finished basement offers a large recreation room, perfect for family activities or as a play area for kids, as well as a fourth bedroom, a 4-piece bathroom, and a utility room. The heated double attached garage is a practical addition, ideal for storage and vehicle maintenance. Situated within walking distance to two schools, scenic walking paths, and ponds, and close to all essential amenities with easy access to Highway 2, this home combines elegance, comfort, and convenience in one

exceptional package.