

614 Kingsmere Way SE
Airdrie, Alberta

MLS # A2208218



\$799,999

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,345 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s)		

Inclusions: n/a

Welcome to this stunning 2344 sqft home in the highly sought after community of Kings Heights, Airdrie. Thoughtfully designed with numerous upgrades, this home features a bright and spacious living room with large windows, an upgraded kitchen with a gas cooktop, built-in microwave & oven, walk through pantry, full height cabinets and high ceilings. The main floor also offers an additional room with a window—perfect for an office or extra bedroom, along with elegant feature walls, a cozy fireplace and a dining area that opens to a deck with a BBQ gas line for outdoor entertaining. Upstairs, you will find a generously sized bonus room with a TV feature wall, two beautifully designed primary suites, two additional bedrooms and a well appointed 4-piece common bathroom. The laundry room is conveniently located on this level with a sink and cabinets for extra storage. The basement features an illegal suite with two large bedrooms, a 3-piece bathroom, a full kitchen, a spacious rec/living room and a separate laundry area. Currently rented, it provides an excellent rental income opportunity. With top notch finishes and thoughtful upgrades throughout, this home is a true gem in the neighborhood. Do not miss your chance to see it. Book your private showing today