



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

340 Kingsmere Way SE
Airdrie, Alberta

MLS # A2248731



\$569,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,341 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Hepa filter on furnace, electric fireplace		

Welcome to this show-stopping home in Kings Heights, offering over 1,950 square feet of beautifully designed living space across three levels! From the charming front veranda, step inside to discover beautifully curated design choices, upgraded lighting, and an open-concept layout filled with natural light. The cozy electric fireplace anchors the living room, while the sleek white kitchen—with stainless steel appliances, a large pantry, and an eat-up island—overlooks the landscaped backyard. Upstairs, the luxurious primary suite features a bold feature wall, walk-in closet, and private ensuite, complemented by two more bedrooms, a full bath, and convenient laundry. The professionally finished basement adds incredible versatility with a spacious rec room, fourth bedroom, and another full bathroom. Stay cool with central A/C, relax in the fully fenced yard with its charming garden path, and enjoy the practicality of a double detached garage. Perfectly situated just steps from a serene pond, walking paths, schools, and parks, this home is truly the total package—stylish, functional, and move-in ready!