



**GRASSROOTS**  
REALTY GROUP

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**404 Kingsmere Way SE  
Airdrie, Alberta**

**MLS # A2259148**



**\$564,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,469 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** (New) fridge (updated from photos), microwave hood fan, dishwasher, stove, window coverings, built-in shelves in furnace room and garage (storage bins excluded), washer and dryer, folding workbench in garage, TV mounts and brackets, sunshade on porch. Ikea cabinetry and mini fridge (purchased to extend kitchen into dining area) are negotiable and may be purchased for \$2, 500, LED lights with remotes in kids rooms

Whether you're looking to move up, downsize, or step into the market for the first time, this gorgeous duplex in the desirable community of King's Heights truly ticks all the boxes. Featuring a fully finished basement and over 2100 sq. ft. of developed living space, a beautifully landscaped private back yard, a sunny front porch, and a detached double garage, this home is move-in ready and has everything you need. As you step inside, you're greeted by a crisp, bright colour palette, beautiful laminate flooring, 9' ceilings, and an airy open floor plan. The spacious front living room flows seamlessly into the kitchen, which features ample white cabinetry, quartz countertops, stainless steel appliances, including a brand-new refrigerator, and an adjacent dining area, perfect for entertaining. A convenient powder room, additional storage, and direct access to your private fenced backyard complement the main floor living space. Out back, a great deck and stamped concrete patio provide a wonderful place to relax and unwind. The addition of a poured concrete walkway to the double garage, along with a parking pad for extra parking, makes life even more convenient. Upstairs, the inviting primary suite features a walk-in closet and a private en-suite. Two additional bedrooms, a full four-piece bathroom, and the convenience of upper-floor laundry complete this level. The fully developed basement offers extra living space, featuring a recreation room, a fourth bedroom or home office, a full bathroom with heated floors, and ample storage. No need to worry about finishing it yourself, it's already done! This home has been lovingly maintained and is situated in the family-friendly community of King's Heights. You'll enjoy quick access to and from Airdrie, as well as nearby shopping, schools, parks, ponds, and scenic walking paths. It's a neighbourhood you'll be proud to call home.

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