



GRASSROOTS
REALTY GROUP

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615 Kingsmere Way SE
Airdrie, Alberta

MLS # A2260815



\$584,900

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY OCT 4, 2-4pm. Beautifully maintained semi-detached home in the desirable community of Kings Heights, offering the perfect blend of style, comfort and convenience. Featuring an OPEN-CONCEPT MAIN FLOOR with a bright living room, spacious dining area, and stylish kitchen complete with quartz countertops, breakfast bar, espresso cabinetry and laminate flooring throughout. The dining area opens onto a LARGE WEST-FACING DECK, perfect for summer barbeques and evening sunsets. Upstairs you'll find 3 generously sized bedrooms, including a private primary retreat with a 3-piece ensuite. A versatile bonus room adds space for movie nights or a home office, while the UPPER-LEVEL LAUNDRY and additional 4-piece bathroom make everyday living a breeze. The undeveloped basement awaits your personal touch. The backyard is your own private oasis. Enjoy a FULLY-FENCED, LANDSCAPED, LOW MAINTENANCE BACKYARD surrounded by trees. Additional features of the home include CUSTOM BLINDS THROUGHOUT, SOLAR PANELS, WATER SOFTENER, lots of windows and a SINGLE-ATTACHED GARAGE. King's Heights is a vibrant, family-oriented neighborhood offering endless conveniences. The community offers pathways, playgrounds, dog parks and tranquil ponds. The recently completed 40 Avenue overpass provides direct access to Deerfoot Trail, making commuting easier than ever. Amenities like shopping, dining, schools and services in Airdrie as well as Cross Iron Mills & Costco are in close proximity. Don't miss this opportunity to get into a move-in ready home. Book your viewing appointment today!