



GRASSROOTS
REALTY GROUP

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213 Kingsmere Cove SE
Airdrie, Alberta

MLS # A2261816



\$1,050,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,724 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Other

Foundation: Poured Concrete

Features: Closet Organizers, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

This beautifully finished, fully developed custom-built Shane Homes has something for everyone. As you enter, you'll be greeted by soaring ceilings and rich hardwood flooring throughout the main floor. To the left, a spacious office with elegant French doors offers a perfect work-from-home setup. There is a 1/2 bath and wide entryway from the double attached garage to the right. The living room, complete with a stunning gas FIREPLACE, is ideal for relaxing after a long day or entertaining guests. The kitchen is a chef's dream—featuring upgraded cabinetry, bright walk through pantry, GRANITE countertops, a gas countertop stove, built-in oven and microwave, and a massive central island. Just off the kitchen, step onto the serene, West facing back deck where you can take in beautifully landscaped views of the backyard, WALKING PATHS, and a peaceful POND with a fountain. There are gas BBQ hookups (lower patio as well) and stairs leading directly to the yard and path system. Upstairs, you'll find three generous secondary bedrooms, two built-in desk spaces perfect for students or workstations, and a cozy family room—ideal for movie nights or casual gatherings. The spacious primary suite is a private retreat, offering panoramic views, a luxurious 5-piece ensuite with a soaker tub, standalone shower, and a huge walk-in closet. A well-appointed laundry room and full 4-piece bathroom complete the upper level. The lower level includes a full kitchenette with an electric cooktop, refrigerator, dishwasher, and its own washer/dryer. The basement also has a large bedroom, 3-piece bathroom, a comfortable living area, and private access via sliding doors leading to a covered patio and the backyard. All of this, Hunter Douglas blinds, central vacuum, 3 zone heat and central AC, easy access to Highway 2/Calgary and more. This exceptional

property truly has it all—space, style, location, and functionality.