

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

520 Kingsmere Way SE Airdrie, Alberta

MLS # A2263186



\$739,900

Division:	Kings Heights				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,134 sq.ft.	Age:	2020 (5 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.08 Acre				
Lot Feat:	Back Yard, Front Yard				

Floors: Carpet,			
	Laminate, Vinyl Plank	Sewer:	-
Roof: Asphalt	Shingle	Condo Fee:	-
Basement: Full		LLD:	-
Exterior: Stone,	/inyl Siding	Zoning:	R1-U
Foundation: Poured	Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome home to a place where craftsmanship, comfort, and family connection come together. Every detail in this thoughtfully designed home has been carefully curated to blend style and function. The main floor impresses with 10' ceilings, 9' doors, and durable LVP flooring throughout. The upgraded kitchen showcases timeless two-tone cabinetry extending to the ceiling, white quartz counters, a granite sink, and a convenient walk-through pantry, gas range hook up if you prefer a gas stove option. Overlooking a spacious dining area and an inviting family room with a beautiful stone-surround fireplace, this open design is ideal for gatherings both large and small. A wide 4-foot staircase leads to the upper level, where vaulted ceilings highlight a grand bonus room—perfect for family movie nights or quiet evenings in. The primary suite is a true retreat featuring double sinks, a tiled shower, a relaxing soaker tub, and a generous walk-in closet. The upper-level laundry room adds everyday convenience, 2 generously sized bedrooms and a main bath with oversized counter with separated shower. 9' ceilings on upper and basement levels, knockdown ceilings throughout, and the comfort of air conditioning, this home offers a bright, open, and elevated feel. The newly finished basement adds flexibility with waterproof laminate flooring, an open area easily converts into a bedroom with the addition of barn doors if you choose, basement is complete with a 4-piece bath with dual access from both the room and main area. Step outside to enjoy a poured concrete patio, deck, and storage shed. The extended driveway and oversized garage provide ample space and functionality. A home where timeless design, quality finishes, and family living come beautifully together. Building Envelope Warranty until April 30, 2026 and Structural Warranty until April 30, 2031.