



GRASSROOTS
REALTY GROUP

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200 Kingsmere Cove SE
Airdrie, Alberta

MLS # A2277250



\$679,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		
Inclusions:	Garage Heater, Gazebo		

"Welcome Home" to this wonderful family designed home with plenty of room for a growing family, where style meets comfort in nearly 2300 sq ft of beautifully finished living space. Tucked away in Kings Heights on a quiet street just steps from the spectacular Kings Heights Pond and walking paths. In one of Airdrie's most popular communities, this home is just minutes to shopping, restaurants, medical care, schools, and has easy access to the Airdrie South Overpass, Calgary, and the Airport. This corner house features a double attached garage, ample street parking and a backyard that enjoys plenty of sun throughout the day. The main floor layout easily lends itself to entertaining and relaxing. The upper level features a serene retreat in the primary bedroom, 2 more good-sized bedrooms, a laundry room and an awesome space where you can take a break and relax. Don't forget the open and sunny play area on the upper floor. With modern upgrades, refreshed finished, and adaptable living space in the partially finished basement, this home delivers a comfortable, convenient and elevated everyday lifestyle.