



**639 Kingsmere Way SE**  
**Airdrie, Alberta**

**MLS # A2300866**



**\$539,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Other, Pri		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Tankless Hot Water		

**Inclusions:** Wine Fridge in Basement, Hot Tub, Gazebo, Shed, TV Mounts (x2), Stair Gates (x4)

Stylish, upgraded, and truly move-in ready, this Jayman-built Aurora half duplex in the sought-after community of King's Heights offers over 2,000 sq ft of beautifully developed living space designed for modern living. Step inside to a bright, open-concept main floor featuring durable luxury vinyl plank flooring and a spacious living area that seamlessly connects to the dining space and contemporary kitchen—perfect for both everyday living and entertaining. The kitchen is a standout with quartz countertops, a central island with flush eating bar, upgraded lighting, and a full stainless steel appliance package including a French door fridge with icemaker, glass-top stove, built-in dishwasher, designer hood fan, and built-in microwave. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary retreat complete with a large walk-in closet and private 4-piece ensuite with dual vanities. Convenient upper-level laundry adds to the home's functional design. The fully finished basement expands your living space with a large family room, a versatile flex area, and a 2-piece bathroom. The flex space offers excellent potential to be converted into a fourth bedroom with the simple addition of a door—ideal for guests or a growing family. Outside, enjoy your own low-maintenance backyard oasis, thoughtfully designed for relaxation and entertaining. Features include a composite deck, BBQ gas line, fully fenced yard, gazebo, storage shed, and a premium hot tub (Master Spa Twilight Series 8.25, seating up to 7). Designed with efficiency in mind, the home includes 8 builder-installed solar panels to help offset energy consumption and reduce utility costs. Additional highlights include central air conditioning, a single attached garage, and a welcoming front foyer. Perfectly located close to parks, schools, shopping, and pathways,

this home delivers exceptional value in one of Airdrie's most family-friendly communities. With upgrades already complete, all that's left to do is move in and enjoy. This is one you don't want to miss!