



**511 Kingsmere Way SE
Airdrie, Alberta**

MLS # A2303046



\$818,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,400 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated, Oversized, Tandem		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garden shed in the back yard, Garden shed on the north side of the property

Unique, Rare Custom Bungalow Backing onto the pond in Kings Heights Experience the pinnacle of sophisticated living in this impeccably maintained, custom-built detached bungalow that has over 2,235 sq. ft. of living space. Situated on a massive corner lot in one of the community's most coveted locations, this home backs directly onto the tranquil pond and park system. Inside, the open-concept layout is defined by soaring vaulted ceilings and an abundance of natural light. The chef-inspired kitchen is a true centerpiece, boasting custom cabinetry, premium quartz countertops, and an expansive island designed for hosting. Retreat to the main-floor primary suite, featuring a spa-inspired 4-piece en-suite and a generous walk-in closet. A second bedroom, full 4pc bath, and large laundry room complete the main level. The fully developed "sunshine" lower level offers a bright, airy family room, two additional oversized bedrooms, and a third full 4pc bath. Outdoor living is equally impressive with professional landscaping, "Gemstone" exterior lighting, and a huge rear deck offering unobstructed pond views. Premium Upgrades Include: hardwood flooring & upgraded lighting throughout, professionally landscaped rear deck overlooking to the pond/park and a lot more. Bonus: The double front-tandem oversized garage is a hobbyist's dream—featuring epoxy floors, finished walls, and a gas rough-in for future heating. Experience the Kings Heights lifestyle living with pond/park views, walking greenspace trails, shopping plaza, schools & more. Call for your private viewing!