



**209 Kingsmere Cove SE
Airdrie, Alberta**

MLS # A2141565



\$899,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 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, Cul-De		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	Garage remote		

Welcome to 209 Kingsmere Cove SE, Airdrie—an exquisite home perched on a 38-foot-wide WALK OUT lot overlooking a tranquil pond. Embrace stunning west-facing views from your deck, offering direct access to scenic pathways and the natural reserve. Boasting 2,276 sq. ft., this home seamlessly blends natural beauty with modern comfort. Step inside to a grand foyer and a versatile home office/den, setting the stage for refined living. The chef's kitchen is a culinary delight with upgraded cabinetry, granite countertops, and an extended kitchen/nook area that opens onto the deck. Hardwood flooring throughout enhances the luxurious feel. A convenient walkthrough pantry and main-level laundry room add practicality, while stainless steel appliances complete the sleek, contemporary ambiance. The interior dazzles with an open-concept layout, 9-foot ceilings on the main floor, and a dramatic 2-storey (over 18-foot) living room with a full window wall, flooding the space with light and offering breathtaking views of the landscaped backyard and pond. Upstairs, three bedrooms await, including two generous children's rooms sharing a stylish 4-piece bath. The master suite is a sanctuary with an upgraded ensuite featuring a glass-wall shower, tile bench, and a spacious walk-in closet. Additionally, enjoy a bonus room perfect for family movie nights or relaxing with loved ones. The unspoiled walkout basement presents boundless possibilities, seamlessly integrating with the outdoors via direct pathway access. Discover the perfect blend of elegance and functionality in this exceptional residence. Don't miss your chance to call 209 Kingsmere Cove SE home—where every detail harmonizes beauty and comfort in the desirable community of King's Heights, Airdrie.