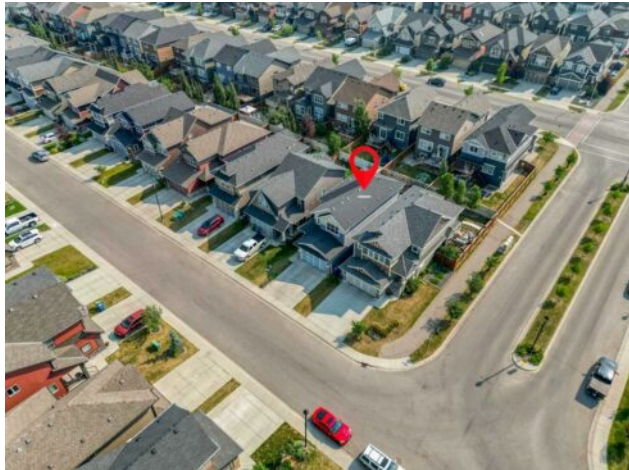




204 Kingsmere Cove SE
Airdrie, Alberta

MLS # A2152373



\$779,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,079 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Low Maintenance Landscape, Interior Lot, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

6 BEDROOMS / ILLEGAL BASEMENT SUITE WITH SIDE ENTRANCE / 2800+ SQFT OF LIVING SPACE / DOUBLE CAR GARAGE / HIGH CEILINGS / PRIVATE BACKYARD / + OFFICE AND FLEX SPACE. This fully finished family home is in the sought after community of Kings Heights in Airdrie! A short & convenient drive to Calgary. This beautiful home features 6 bedrooms, 3.5 bathrooms, a fully developed basement with a separate side entrance and wet bar/ kitchenette and over 2,839 square feet of luxury living space, along with an front double car garage. As you enter, you'll be greeted by gleaming hardwood flooring, high ceilings 9 feet, a bright foyer, a bedroom on the main floor, 2 piece bathroom, a sun drenched living room with a cozy gas fireplace, a formal dining room, and a modern gourmet chef's kitchen with premium stainless steel appliances, granite countertops, a center island with a raised eating bar, a convenient corner pantry, and stylish backsplash. Upstairs, you will find a laundry room, 4 full size bedrooms, including one with a large walk-in closet, a 4 piece bathroom, and a stunning primary retreat with a spa like 5 piece ensuite and a spacious walk in closet. nice and private facing the backyard. The fully developed basement, with a convenient side entrance, boasts a 4 piece bathroom, a large recreation room, an amazing wet bar, your 6th bedroom with 4 piece bathroom, a sophisticated office/flex room, and plenty of storage space. Your amazing private backyard comes fully fenced and is ideal for kids and personal use with a spacious deck already built. This home is conveniently located close to all major amenities, including being across from a greenspace and pond, close to schools, newer shopping areas, public transportation, parks, major roadways, and just a quick drive to Calgary. Don't miss out on this gem! Book your private

viewing today!