



523 kingsmere Way SE
Airdrie, Alberta

MLS # A2158509



\$924,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Basement fridge, Basement washer & dryer		

Experience the perfect blend of comfort and style in this fully developed walk-out custom home, ideally located, backing onto a serene pond in the desirable Kings Heights community. This thoughtfully designed residence offers a seamless flow between spaces, creating a welcoming and functional environment for everyday living. The heart of the home is the gourmet kitchen, featuring a gas countertop range, built-in stove, and microwave, all complemented by a convenient walk-through pantry. The kitchen flows effortlessly into the spacious living area, where large windows provide panoramic views of the pond and fill the space with natural light. For added convenience, the home is equipped with a central vacuum system and kick vacuums in both the kitchens and washrooms. The main floor boasts a den with pond views, making it an ideal space for a home office or a peaceful retreat. A walk-in mudroom closet offers ample storage, keeping your home organized and clutter-free. Upstairs, you'll find two expansive primary bedrooms, each designed with comfort and privacy in mind. The bonus room, overlooking the tranquil pond, offers a versatile space perfect for a home gym, media room, or a cozy spot to unwind. The fully developed basement features an illegal 2nd suite with two additional bedrooms, a separate laundry room, and a large corner kitchen. The walk-out patio leads to the untouched backyard waiting for your personalized touch. One of the most enchanting features of this home is the ability to view the Northern Lights right from your back deck. Imagine ending your day under a sky illuminated by nature's most spectacular light show, creating memories that will last a lifetime. This exceptional home offers a rare combination of comfort, convenience, and natural beauty. Don't miss your chance to experience the charm of Kings Heights

living. Schedule a private tour today and envision your new life in this inviting property.