



**272 Kingsmere Cove SE  
Airdrie, Alberta**

**MLS # A2160633**



**\$799,700**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, Landscaped, Street		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Nestled in the serene community of King Heights, this fully finished walk-out home on a quiet cul-de-sac offers both charm and modern convenience. With excellent curb appeal and a large covered front porch, this home welcomes you with a spacious foyer featuring a coat closet and soaring 9' ceilings. The main floor is an entertainer's dream with an open floor plan that boasts plenty of windows, flooding the space with natural light. The baker's dream kitchen is the heart of the home, featuring a huge center island with ample cupboard space, perfect for rolling out Christmas cookies or pizza dough. An additional raised island with an eating bar, floor-to-ceiling cabinet wall, and abundant counter space make this kitchen both beautiful and functional. Stainless steel appliances, including a new Frigidaire stove and Bosch dishwasher, complement the space. A walk-through pantry leads to a practical boot room with a broom closet, coat closet, and direct access to the double attached garage with over sized door. The large dining area is spacious enough to host the entire family during the holidays, with room for 10+ guests. From here, step out onto the quaint rear upper deck, complete with gas hook-ups for a fire table and BBQ, perfect for outdoor entertaining. The inviting living room features a modern gas fireplace with a sleek mantel, creating a cozy atmosphere. The upper level hosts a versatile bonus room, an office/flex space, a bright and spacious laundry room with shelving, two hallway linen closets, a 4-piece bath with its own linen closet, and two generously sized bedrooms, both with built-in closet organizers. The large primary bedroom is a true retreat, offering his and hers walk-in closets, and a luxurious 5-piece ensuite with a deep soaker tub, walk-in shower, dual sinks, and plenty of counter and cupboard space. The fully finished walk-out basement adds even more

living space, including a fourth bedroom with a large closet, a beautifully finished 3-piece bath with a floor-to-ceiling tiled walk-in shower and in-floor heating, a family/theater room featuring a shiplap wall with a linear gas fireplace, custom cedar shelving, and a flex/games space. A dry bar with a beverage fridge and upgraded lighting makes this space perfect for gatherings. Step outside to the rear yard, complete with a hot tub and mature landscaping, creating a private oasis. The basement also offers a mechanical room with storage and ample additional storage space throughout. With a new roof in 2022, Hunter Douglas Blinds through main and upper floors, and A/C, this turn-key home is just steps from ponds and walking paths, within walking distance to schools and all amenities, including groceries, medical services, and restaurants. Enjoy easy highway access and a 15-minute drive to YYC Airport. Surrounded by great neighbours, this home is ready for you to move in and enjoy!