



**614 Kingsmere Way SE
Airdrie, Alberta**

MLS # A2178634



\$869,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2020 (4 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Build in master bedroom side table

Welcome to this stunning 2300+ sqft home, located in the highly sought-after community of Kings Heights, Airdrie. The main floor features a versatile den that can serve as a home office or additional room, as well as a convenient half-bathroom. The spacious living room is flooded with natural light through large windows, creating a bright and inviting atmosphere. The upgraded kitchen is a chef's dream, complete with a gas cooktop, built-in microwave, built-in oven, and a walk-through pantry for ultimate convenience. The dining area opens to a deck with a BBQ gas line, perfect for outdoor entertaining. Upstairs, you'll find a generously-sized bonus room, two beautifully designed primary suites, two additional bedrooms, and a well-appointed 4-piece bathroom. For added convenience, the laundry room is located on the same floor. The basement offers an illegal suite with two additional large rooms, a 4-piece bathroom, a full kitchen, and a rec room/living room, plus a separate laundry area. The home is packed with upgrades throughout, making it a true standout in the neighborhood. Don't miss your chance to view this exceptional property. Book your private showing today!