



523 kingsmere Way SE
Airdrie, Alberta

MLS # A2187207



\$849,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2021 (4 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		

Discover a home designed to elevate your lifestyle in the desirable Kings Heights community. This fully developed walk-out custom home backs onto a serene pond and offers an unmatched blend of comfort, elegance, and thoughtful design. One of the standout features of this exceptional property is two expansive primary bedrooms, each with its own private ensuite. Perfect for multi-generational living, hosting extended family, or simply enjoying luxurious personal space, these oversized suites provide unmatched comfort and convenience. The heart of the home is a gourmet kitchen equipped with a gas countertop range, built-in stove, and microwave, complemented by a walk-through pantry for added functionality. Large windows in the adjoining living area frame stunning pond views, flooding the space with natural light. Additional conveniences include a central vacuum system with kick vacuums in the kitchen and bathrooms. A main-floor den overlooking the pond offers the perfect retreat for work or relaxation, while the walk-in mudroom closet ensures your home stays organized and clutter-free. Upstairs, in addition to the two master suites, you'll find a bonus room with breathtaking views of the pond. Whether you envision a home gym, media room, or cozy lounge, this versatile space will meet your needs. The fully developed basement adds even more value, featuring an illegal 2nd suite with two additional bedrooms, a large corner kitchen, and a separate laundry room. Step out onto the walk-out patio and imagine the endless possibilities for your backyard oasis. One of the most magical features of this home is the ability to view the Northern Lights from your back deck, creating unforgettable memories under nature's most dazzling display. With its rare two-master-suite design, stunning views, and thoughtful features

throughout, this home is a truly unique find. Don't miss your chance to experience luxury and practicality in one incredible property. Schedule your private tour today!