



GRASSROOTS
REALTY GROUP

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528 Kingsmere Way SE
Airdrie, Alberta

MLS # A2202733



\$720,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,224 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Water Softener is "as is" condition. Seller believes its still operational but bypassed it for a few years

Welcome to this beautifully upgraded home in the highly sought-after community of King's Heights! This stunning 3-bedroom, 2.5-bathroom home offers modern elegance and a functional layout, perfect for a growing family. Meticulously maintained and is like NEW. Ideally located within walking distance to the pond and playground, this home provides both convenience and charm. Step inside to discover 'ceilings, fashionable flooring, and an open-concept main floor designed for entertaining. The spacious kitchen boasts an upgraded Samsung appliance package, a massive island with seating for four, and a dining area that comfortably accommodates larger families or groups. The bright and airy family room features an electric fireplace, while the versatile den offers space for a play area or home office. Upstairs, vaulted ceilings and a skylight fill the home with natural light. All three bedrooms are generously sized, each with walk-in closets. The primary suite is a true retreat, and the conveniently located upstairs laundry room is equipped with Samsung appliances. The bonus room is ample in size and perfectly situated providing the setting for flawless family time or movie nights. Enjoy summer evenings on the west-facing deck, and stay comfortable year-round with central A/C. The basement offers a separate entry, plenty of space and a bathroom rough in making it easily customizable to your liking. With upgraded lighting, stylish railings, and so many thoughtful features, this home is a must-see!