



**614 Kingsmere Way SE**  
**Airdrie, Alberta**

**MLS # A2208218**



**\$799,999**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<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>	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s)		

**Inclusions:** n/a

Welcome to this stunning 2344 sqft home in the highly sought after community of Kings Heights, Airdrie. Thoughtfully designed with numerous upgrades, this home features a bright and spacious living room with large windows, an upgraded kitchen with a gas cooktop, built-in microwave & oven, walk through pantry, full height cabinets and high ceilings. The main floor also offers an additional room with a window&mdash;perfect for an office or extra bedroom, along with elegant feature walls, a cozy fireplace and a dining area that opens to a deck with a BBQ gas line for outdoor entertaining. Upstairs, you will find a generously sized bonus room with a TV feature wall, two beautifully designed primary suites, two additional bedrooms and a well appointed 4-piece common bathroom. The laundry room is conveniently located on this level with a sink and cabinets for extra storage. The basement features an illegal suite with two large bedrooms, a 3-piece bathroom, a full kitchen, a spacious rec/living room and a separate laundry area. Currently rented, it provides an excellent rental income opportunity. With top notch finishes and thoughtful upgrades throughout, this home is a true gem in the neighborhood. Do not miss your chance to see it. Book your private showing today