

## 225 Kingsmere Cove SE Airdrie, Alberta

**MLS # A2278857**



**\$869,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 2,207 sq.ft.                                                               | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage                                      |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fruit Trees/Sh |               |                   |

|                    |                                                                                                                                                                   |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas, Radiant                                                                                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed, Veneer, Vinyl Siding, Wood Frame                                                                                                                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                               |                   |    |

Imagine starting your mornings with coffee on a large WEST-FACING deck, overlooking a peaceful pond and lush greenspace. Welcome to 225 Kingsmere Cove &mdash; a home where everyday life feels just a little more special. Perfectly set in the friendly, family-focused community of King's Heights, this 4-bedroom, 3.5-bathroom WALK-OUT home delivers the space, style, and setting your family deserves. Inside, 15-foot open-to-below ceilings flood the living room with natural light, making it a true gathering place. Rich HARDWOOD floors add warmth, while a MAIN FLOOR OFFICE provides a quiet spot for work or study. The kitchen is refreshed with ivory-white cabinetry, GRANITE countertops, and stainless-steel appliances, and includes a spacious walk-through pantry for effortless organization. The pantry connects directly to a large mudroom &mdash; the ideal drop zone to keep jackets, boots, and everyday clutter neatly out of sight. From the dining room, sliding doors open to your oversized west-facing deck &mdash; your private front-row seat to glowing sunsets over the pond, evening barbecues with friends, and quiet mornings with coffee in the fresh air. Upstairs, NEW VINYL PLANK flooring gives the entire level a fresh, modern feel. A versatile bonus room adapts to your lifestyle &mdash; whether it becomes a home theatre, playroom, reading lounge, or fitness space. Three bedrooms provide space for everyone, while the primary suite stands out as a private retreat. Overlooking the pond, it features a spa-inspired ensuite with a deep soaker tub, stand-up shower, and updated counters. A walk-in closet completes the suite, keeping everything neatly organized and within reach. The fully finished walk-out basement is a complete extension of your living space with bright windows and direct yard access. IN-FLOOR HEATING, a fourth

bedroom, and a full bathroom make it perfect for guests, teens, or even a home gym. The yard is landscaped with premium turf for a lush look without the upkeep and highlighted by pear and cherry trees that add a touch of natural beauty each season. Add in a HEATED GARAGE and a NEW AIR CONDITIONING unit, and you're set for comfort in every season. Here, every day feels a little easier — with sunsets over the pond, welcoming streets, and a home built for both comfort and connection.