

**630 Kingsmere Way SE**  
**Airdrie, Alberta**

**MLS # A2312937**



**\$675,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,846 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Soaking Tub		

**Inclusions:** TV Mounts in bonus room and main floor family room, water fountain in the backyard, white storage shelves in basement, Snowblower.

Built by McKee Homes in one of Kings Heights final estate phases, this immaculate 2-storey sits on a quiet street just steps from parks, pathways, the pond, and a playground -- the kind of location that rarely comes available. From the moment you walk in, the main floor makes an impression: a floor-to-ceiling stone gas fireplace with reclaimed-wood mantle anchors the living space, while the kitchen earns its keep with quartz counters, an oversized island, walk-through pantry, soft-close cabinetry, designer lantern pendants, wine fridge, gas range, and a brand new 2025 Bosch dishwasher. Upstairs, the layout is as practical as it is comfortable -- a bonus room, upper laundry, three bedrooms, and a primary retreat finished with a dual-vanity ensuite, deep soaker tub, glass shower, and walk-in closet. The home has been thoughtfully upgraded throughout, including A/C, a smart thermostat, upgraded air filtration, and new 2025 laminate flooring. Out back, the yard has been designed for living: a cedar pergola with integrated lighting, a fire-table lounge area set on hex-pattern stamped concrete, mature landscaping, drip irrigation, solar accent lighting, and a water feature -- all fully fenced and beautifully maintained. The unfinished basement offers a clean canvas, and quick access to the 40th Ave overpass makes the rest of the city easy to reach. A home this well cared for, in a location this good, doesn't come up often.