

\$475,000 - 396 Kingsmere Way Se, Airdrie

MLS® #A2105082

\$475,000

4 Bedroom, 4.00 Bathroom, 1,495 sqft

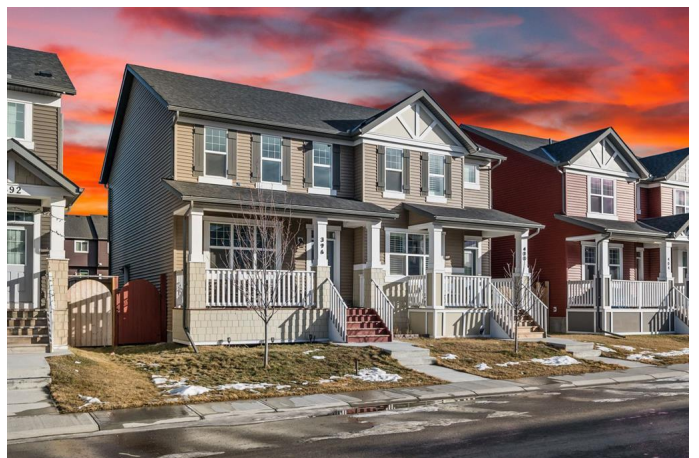
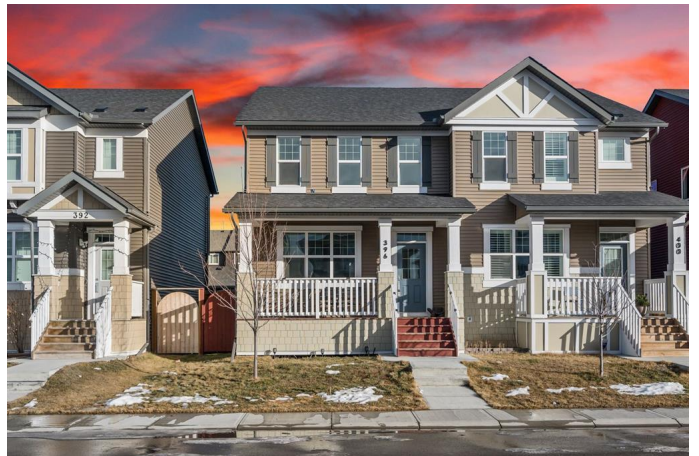
Residential on 0.06 Acres

Kings Heights, Airdrie, Alberta

Welcome to your new home in the desirable community of Kings Heights, Airdrie. Don't miss out on this incredible 4-bed, 3.5-bath half duplex! The illegal basement suite has a separate entrance, making this the perfect opportunity for investors!

Nestled in the heart of the vibrant community of Kings Heights, this modern duplex offers a perfect blend of style, comfort, and the convenience of community living. This home is located on a quiet, safe street, and grants you access to a plethora of amenities that define the Kings Heights lifestyle. You can unwind outside with the kids at Kingsmere Way Playground, skate at Kings Heights Outdoor Rink, burn off steam at Kings Heights Soccer Field, or get in some bike laps at the Lanark Landing Pump Track! All of which is a 5-minute walk away! Your kids can get to school easily with School Loic, Heloise Lorimer Elementary School, Piper School, and Footprints for Learning Private School all within walking distance! Commuting to Calgary is convenient with quick access to Highway 2 and Yankee Valley Boulevard. A 10-minute drive will land you at Nose Creek Regional Park where you can take in a festival at the amphitheater, and Woodside Golf Course is only a 15-minute drive away!

This beautiful home has great curb appeal and boasts an open-concept layout with plenty of natural light. The main floor features a



spacious living room, a functional kitchen with stainless steel appliances, an inviting dining area, and a half bath for guests.

On the upper level, you will find 3 bedrooms with ample space and 2 full bathrooms. The primary bedroom boasts a walk-in closet and an ensuite bathroom, providing the perfect retreat after a long day. You will also find the conveniently located UPSTAIRS LAUNDRY.

The partly finished illegal basement suite comes with a kitchenette, its own laundry, and a separate entrance. The spacious basement bedroom has a full ensuite bathroom, perfect for renters!

Step Outside to a generously sized backyard, and the double concrete garage parking pad ready to be developed.

Don't miss the opportunity to make this charming half duplex your new home! Contact us today to schedule a viewing and experience the best of Airdrie living!

Built in 2019

Essential Information

MLS® #	A2105082
Price	\$475,000
Sold Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,495
Acres	0.06
Year Built	2019
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	396 Kingsmere Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0Y1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	February 12th, 2024
Days on Market	10
Zoning	R2
HOA Fees	0.00

Listing Details

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