

\$574,900 - 308 Kingsmere Way Se, Airdrie

MLS® #A2111770

\$574,900

3 Bedroom, 4.00 Bathroom, 1,469 sqft

Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

This stunning turnkey former Avi showhome is ready for you to move in and make it your own! The home boasts a full front porch, an open concept main floor with 9-foot knock-down ceilings, a modern kitchen with a spacious quartz-topped peninsula, ample storage with 42-inch upper cabinets, pots and pans drawers, and pantry, stainless steel appliances (newer dishwasher, fall 2023), built-in speakers, and added storage in the mudroom. This home is unique in all the right ways. Upstairs, you'll find two primary bedrooms, each with a closet organizer and an ensuite, and one with a walk-in closet. Completing this level is a dedicated laundry area, a linen closet, and a built-in cabinet in the hallway for even more storage. The fully developed basement has been thoughtfully and beautifully finished. Here you'll discover a 3-piece bathroom, a generous bedroom, a second laundry room, a recreation room with built-ins, and an extensive wet bar area, perfect for a nanny, out-of-town guests, or for giving more independence to a family member. The reclaimed wood hallway is an absolute showstopper, and you'll find plenty of storage in this fabulous basement. Outside the backdoor is an extra-large deck, perfect for those warm summer days and long evenings. The double detached garage is insulated and heated, has work lighting and built-in storage, and is conversion-ready (wiring in place) for an electric vehicle. The yard is ready for your enjoyment too. The landscaping is complete



with trees and shrubs in the back and drought-tolerant features in the front. Be sure to check out the view from the front of the home. There is a gorgeous view of the pond with the peaks of the Rocky Mountains rising in the distance. The New Home Warranty on the structure is active until 2029. Contact your favourite REALTOR® today to schedule a tour of this rare gem.

Built in 2017

Essential Information

MLS® #	A2111770
Price	\$574,900
Sold Price	\$585,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,469
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	308 Kingsmere Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0Y2

Amenities

Amenities	None
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 1st, 2024
Days on Market	11
Zoning	R2
HOA Fees	80.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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