



**GRASSROOTS**  
REALTY GROUP

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**568 Kingsmere Way SE**  
**Airdrie, Alberta**

**MLS # A2229466**



**\$749,999**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,321 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Check Out Our YouTube Video! Location, Location, Location! Prepare to experience the pinnacle of luxury living in the highly sought-after community of Kings Heights in Airdrie. Nestled on a generous 4,000 sq. ft. lot with over 2,300 sq. ft. of beautifully crafted living space, this exceptional home offers a rare opportunity to enjoy the perfect blend of modern comfort and serene natural surroundings. Located directly across from peaceful wetlands and featuring a south-facing backyard, you'll enjoy all-day sunlight and a tranquil setting—right in your own private oasis, away from the city's hustle. Better than new! This "like new" McKee-built home is fully air-conditioned and perfectly designed for today's families. Situated on a quiet street, it offers over 2,300 square feet of elegantly finished living space, with 3 bedrooms, 2.5 baths, and top-quality finishings throughout. From the large, welcoming foyer and light-filled main floor to the spacious layout and high-end touches, this home is ready for you to move in and enjoy. The bright and open design includes a main floor office/den, a gorgeous white kitchen with stainless steel appliances, elegant lighting, a picture window by the stove, a walkthrough pantry, and a HUGE mudroom with additional storage—making everyday living feel effortless. The main living area is centered around a tasteful gas fireplace, creating a cozy atmosphere for relaxing or entertaining. Adjacent to the kitchen, the well-sized dining area is perfect for hosting family dinners or social gatherings. Abundant natural light floods the space thanks to large windows throughout, giving the home a bright and airy feel. Step through the rear door to access your sun-filled deck and fully fenced, landscaped, south-facing backyard—ideal for summer BBQs, gardening, or simply soaking up the sunshine. Upstairs, you'll find a

spacious bonus room perfect for a media area or playroom. The luxurious primary suite is a true retreat, complete with a well-organized walk-in closet and a decadent 5-piece ensuite featuring a soaker tub, dual vanities, and a walk-in glass shower. Two additional bedrooms, a stylish 4-piece main bath, and a full laundry room complete the upper level, offering practicality and comfort. The basement is undeveloped but well laid out for future expansion, with large windows and a rough-in for a bathroom—providing excellent potential for customization. This is more than just a house—it's a lifestyle where luxury meets nature. Whether you're hosting indoors, enjoying your sun-soaked backyard, or taking in peaceful views of the nearby wetlands, this home has it all. If you're looking for a new home that's 100% move-in ready—this is the one for you. Don't miss your chance to own this rare gem—schedule your private showing today!