



**GRASSROOTS**

REALTY GROUP

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**213 Kingsmere Cove SE  
Airdrie, Alberta**

**MLS # A2299092**



**\$985,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,724 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** none

\*\*\*OPEN HOUSE, SUNDAY MAY 3rd, 2-5pm\*\*\*Welcome to one of the best-located homes in Kings Heights—backing directly onto the pond with a fully finished walkout basement and over 3,800 sq/ft of developed living space. This home offers the lifestyle buyers are searching for but rarely find: uninterrupted water views, a bright and open main floor, and seamless indoor-outdoor living. Upon entry, you are greeted by soaring ceilings and rich hardwood flooring that flows throughout the main level. To the left, elegant French doors lead to a spacious home office, providing a quiet, professional workspace. The gourmet chef’s kitchen is a showstopper, featuring a massive central island, granite countertops, upgraded cabinetry, and a bright walk-through pantry. Premium appliances, including a gas countertop stove with a built-in oven and microwave, overlook the open-concept living and dining areas which are bathed in natural light and offer a sophisticated space to relax or host guests. Backing directly onto a peaceful pond with a fountain and a scenic walking path system, this West-facing retreat offers the ultimate in serenity and curb appeal. The heart of this home is its seamless connection to the outdoors; step out from the kitchen onto a massive West-facing deck to take in beautifully landscaped views of the backyard and water features. Below, a covered patio offers a second shaded sanctuary. With gas BBQ hookups on both levels and stairs leading directly from the deck to the yard and path system, this home is an entertainer’s dream, designed for sunset dinners and summer gatherings. The upper floor is thoughtfully designed for family functionality, led by a spacious primary suite that serves as a private retreat with panoramic views of the pond, a huge walk-in closet, and a luxurious 5-piece ensuite featuring a soaker tub and standalone shower. Three additional

generous bedrooms are joined by a cozy family room and two built-in desk spaces, perfect for students or additional workstations. A well-appointed laundry room and full 4-piece bath complete this level. The walk-out basement offers incredible versatility or potential for multi-generational living, featuring private access via sliding doors to the covered patio and backyard. This level is fully equipped with a large bedroom, a 3-piece bathroom, a comfortable living area, its own kitchenette (refrigerator, dishwasher, and electric cooktop), and a dedicated washer/dryer. This exceptional property is loaded with extras, including Hunter Douglas blinds, central vacuum, 3-zone heating, central AC and 6 zone built-in speaker system. Located on a quiet Cul de sac, and easy access to Highway 2 for a quick commute to Calgary. If you've been waiting for a walkout on the water in Airdrie, this is your opportunity.