



GRASSROOTS
REALTY GROUP

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225 Kingsmere Cove SE
Airdrie, Alberta

MLS # A2300277



\$825,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,207 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fruit Trees/SH		

Heating:	In Floor, Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Veneer, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		
Inclusions:	N/A		

Imagine starting your mornings with coffee on a large WEST-FACING deck, overlooking a peaceful pond and lush greenspace. Welcome to 225 Kingsmere Cove, a home where everyday life feels just a little more special. Perfectly set in the friendly, family focused community of King’s Heights, this 4-bedroom, 3.5-bathroom WALK-OUT home delivers the space, style, and setting your family deserves. Inside, 15-foot open-to-below ceilings flood the living room with natural light, making it a true gathering place. Rich HARDWOOD floors add warmth, while a MAIN FLOOR OFFICE provides a quiet spot for work or study. The kitchen is refreshed with ivory white cabinetry, GRANITE countertops, and stainless-steel appliances, and includes a spacious walk-through pantry for effortless organization. The pantry connects directly to a large mudroom which is the ideal drop zone to keep jackets, boots, and everyday clutter neatly out of sight. From the dining room, sliding doors open to your oversized west-facing deck, your private front-row seat to glowing sunsets over the pond, evening barbecues with friends, and quiet mornings with coffee in the fresh air. Upstairs, NEW VINYL PLANK flooring gives the entire level a fresh, modern feel. A versatile bonus room adapts to your lifestyle whether it becomes a home theatre, playroom, reading lounge, or fitness space. Three bedrooms provide space for everyone, while the primary suite stands out as a private retreat. Overlooking the pond, it features a spa-inspired ensuite with a deep soaker tub, stand-up shower, and updated counters. A walk-in closet completes the suite, keeping everything neatly organized and within reach. The fully finished WALK OUT BASEMENT is a complete extension of your living space with bright windows and direct yard access. IN-FLOOR HEATING, a fourth bedroom, and a full bathroom make it perfect

for guests, teens, or even a home gym. The yard is landscaped with premium turf for a lush look without the upkeep and highlighted by pear and cherry trees that add a touch of natural beauty each season. Add in a HEATED GARAGE and a NEW AIR CONDITIONING unit, and you're set for comfort in every season. Here, every day feels a little easier with sunsets over the pond, welcoming streets, and a home built for both comfort and connection.