

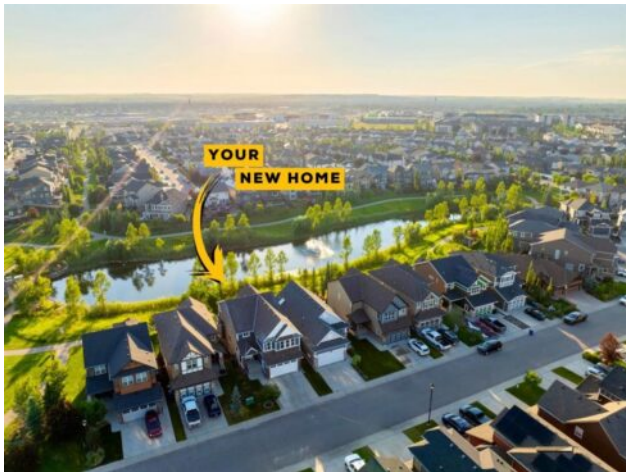


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

213 Kingsmere Cove SE
Airdrie, Alberta

MLS # A2325740



\$900,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,733 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Dishwasher x2, Hood Fan, Range Hood, Refrigerator x2, Washer x2, Dryer x2, Light Fixtures

WEST-FACING BACKYARD | BACKING ONTO A POND | OVER 3,800 SQ FT DEVELOPED | FULLY FINISHED WALKOUT | 5 BEDROOMS | QUICK ACCESS TO CALGARY | Set in one of the best locations in Kings Heights, this is also one of the community's largest homes, featuring a fully finished walkout basement, beautiful West-facing pond views, and a pathway at the back gate. With more than 3,800 sq ft of developed living space, it is an exceptional fit for a growing, blended, or multi-generational household. This combination of size, setting, and versatility is nearly impossible to find in Calgary at this price point. The location also makes commuting simple. Nearby 40 Avenue SW offers convenient access to Highway 2, allowing you to reach Calgary without travelling through multiple Airdrie communities. Inside, rich hardwood flooring carries through the bright, open main level. French doors open to a spacious home office, while the chef-inspired kitchen features a massive island, granite countertops, upgraded cabinetry, a walk-through pantry, gas cooktop, built-in oven, and microwave. Open to the dining and living areas, this central gathering space works equally well for busy mornings, family dinners, and entertaining. The expansive rear deck overlooks the fountain, landscaped yard, and surrounding scenery. With the walking path directly behind the property, morning walks, evening strolls, and bike rides can begin right from home. Stairs lead from the deck to the yard and trail, while the covered patio below provides a second outdoor retreat. Gas BBQ hookups on both levels make hosting easy throughout the warmer months. Upstairs, the primary bedroom captures the view and includes a huge walk-in closet and luxurious 5-piece ensuite with a soaker tub and standalone shower. Three additional generous bedrooms, a full

bathroom, upper laundry, a comfortable family room, and two built-in desks give everyone room to sleep, work, study, and unwind. The finished walkout basement adds even more versatility and is well suited to extended family or multi-generational living. Currently configured as an illegal suite, this level has private access to the covered patio and backyard, along with a large bedroom, 3-piece bathroom, living area, kitchenette with refrigerator, dishwasher, and electric cooktop, plus a dedicated washer and dryer. Additional features include Hunter Douglas blinds, central vacuum, 3-zone heating, central air conditioning, and a 6-zone built-in speaker system. Positioned on a quiet and friendly cul-de-sac, this is a rare opportunity to own a spacious West-facing home with direct pathway access and an easier route into Calgary.