



GRASSROOTS
REALTY GROUP

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372 Kingsmere Way SE
Airdrie, Alberta

MLS # A2351875

\$550,000

Division:	Kings Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,321 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Smoking Home, Stone Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully finished home in Kings Heights, offering 1,320 sq ft above grade, a double primary bedroom layout with each bedroom having its own ensuite, and a detached double garage. From the moment you walk in, you’ll notice the bright, open layout, feature walls, upgraded lighting, and modern finishes throughout. The kitchen offers plenty of cabinet and counter space, along with a large pantry, and opens into the dining and living areas, making it a great space for everyday living and entertaining. Upstairs, you’ll find two spacious bedrooms, each with their own private ensuite, offering a great setup for families, guests, or even a home office. The unfinished basement features a large window and roughed-in plumbing, giving you plenty of options to develop the space to suit your needs. Outside, enjoy a private backyard and a detached double garage with extra room for storage. The location is hard to beat, with schools, including a French school, parks, playgrounds, pathways, and Kingsview Market all within walking distance. This is a great opportunity to own a well-maintained, move-in-ready home in a family-friendly community close to everything you need.