

# \$915,000 - 149 Kingsmere Cove Se, Airdrie

MLS® #A2207857

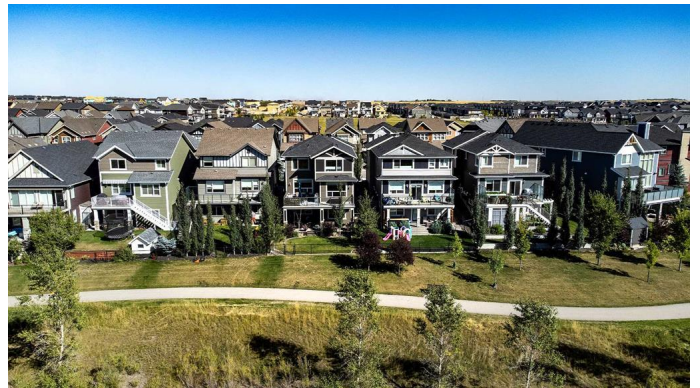
**\$915,000**

3 Bedroom, 3.00 Bathroom, 2,624 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

OPEN HOUSE SUNDAY April 6, 1-4 pm.  
ABSOLUTELY STUNNING CUSTOM two-storey home in the sought after neighbourhood of Kings Heights. No expense was spared in this 2,624 sq ft home that is beautifully situated on a meticulously landscaped yard overlooking KINGS HEIGHTS POND! Upon entering you are greeted by an inviting and spacious foyer and an open floor plan that exudes excellence with the tasteful decor. The gourmet kitchen is a chef's dream with loads of CUSTOM CABINETRY, three banks of pull-out drawers, QUARTZ counters and island, and high end, built-in stainless-steel appliances. A spacious eating area with garden doors leads to the oversized, no maintenance WEST FACING deck that runs the full length of the house overlooking the paths and pond. The living room is highlighted by tons of windows allowing for lots of natural light has a floor-to-ceiling stone covered fireplace with wood mantle. Finishing off the main floor is a great office space with a built-in desk and 2 barn doors and a fabulous mudroom with custom lockers and closet for additional storage. At the top of the stairs, you will find a centre bonus room with two access points. The Primary retreat is massive featuring a spectacular 5 pce ensuite with a stand-alone soaker tub, upgraded walk-in shower and dual sinks - one of which has an extended make up vanity. Completing the primary is a custom walk-in closet. There are two additional



bedrooms that are very spacious, a 4 pce main bathroom and laundry room on the upper floor. The lower walk-out level is prepped for development with a rough-in for IN-FLOOR heat and a full bathroom. Step outside to the covered, exposed aggregate patio that overlooks the beautifully landscaped yard, walking paths and pond. This home has too many upgrades to mention: extra insulation in the interior walls, upgraded shelving in all closets, 9 ft ceilings, 8 ft doors, Brizzo Plumbing fixtures, irrigation, hardy board exterior front and back and a gas lines on the upper and lower deck and patio - the list goes on and on. Close to all amenities including schools, shopping and restaurants and access to Deerfoot and 40th Ave allow for easy commuting. Do not miss out on this amazing property. Call your favourite agent to book a viewing today!

Built in 2017

### Essential Information

MLS® #	A2207857
Price	\$915,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,624
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Kingsmere Cove Se
Subdivision	Kings Heights

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0S5

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Other, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	R1
HOA Fees	80
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                      RE/MAX Rocky View Real Estate

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