

# \$799,999 - 614 Kingsmere Way Se, Airdrie

MLS® #A2208218

**\$799,999**

6 Bedroom, 5.00 Bathroom, 2,345 sqft  
Residential on 0.08 Acres

Kings Heights, Airdrie, Alberta

Welcome to this stunning 2344 sqft home in the highly sought after community of Kings Heights, Airdrie. Thoughtfully designed with numerous upgrades, this home features a bright and spacious living room with large windows, an upgraded kitchen with a gas cooktop, built-in microwave & oven, walk through pantry, full height cabinets and high ceilings. The main floor also offers an additional room with a windowâ€™perfect for an office or extra bedroom, along with elegant feature walls, a cozy fireplace and a dining area that opens to a deck with a BBQ gas line for outdoor entertaining. Upstairs, you will find a generously sized bonus room with a TV feature wall, two beautifully designed primary suites, two additional bedrooms and a well appointed 4-piece common bathroom. The laundry room is conveniently located on this level with a sink and cabinets for extra storage. The basement features an illegal suite with two large bedrooms, a 3-piece bathroom, a full kitchen, a spacious rec/living room and a separate laundry area. Currently rented, it provides an excellent rental income opportunity. With top notch finishes and thoughtful upgrades throughout, this home is a true gem in the neighborhood. Do not miss your chance to see it. Book your private showing today

Built in 2020

## Essential Information



MLS® #	A2208218
Price	\$799,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,345
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	614 Kingsmere Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0X9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s)
Appliances	Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R1-U

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.