



# 236 Kingsmere Cove Airdrie Alberta

\$699,900

Your luxurious new home is waiting, nestled on a quiet cul-de-sac in the sought after community of Kings Heights! With nearly 3,000 sqft of FULLY DEVELOPED modern and elegant living space, this 4 Bedroom Avi built 2 Storey home is a show-stopper! Step inside from the covered front porch to a spacious Foyer that welcomes you into a BRIGHT & private front Office / Den. 9' ceilings and beautiful rich HARDWOOD FLOORS flow into the pristine Kitchen, hosting STAINLESS APPLIANCES, GRANITE COUNTERS, classic WHITE CABINETS, a coveted CORNER WALK-THRU PANTRY, and giant EAT-UP Island that's ideal for entertaining. XL windows flood the Dining Nook and Living Room areas w/ an abundance of sunlight, allowing you to fully appreciate the CENTRAL A/C in the summer months. Added bonus during the colder months, this Living Room also hosts a GAS FIREPLACE w/ stunning tile work and mantle. This main level also hosts a convenient Mud / Laundry Room w/ garage access, and a 2-pc Powder Room. Upstairs is thoughtfully laid-out, w/ a show-stopping Primary Suite that features a WALK-IN CLOSET and 4-pc ENSUITE w/ DUAL VANITIES, GRANITE counters, tile floors, a big SOAKER TUB beneath a huge window & a WALK-IN corner SHOWER. Also on the upper level are 2 additional spacious Bedrooms that share a 4-pc Bathroom, and a versatile Bonus Room w/ a chic BARN DOOR for movie night privacy, gorgeous BUILT-IN entertainment centre, and even more big bright windows! It keeps getting better... Head downstairs to even more finished living space in the recently developed Basement! A massive Rec Room highlighted by new LUXURY VINYL PLANK floors offers endless opportunity to suit your families needs, another great sized BEDROOM w/ walk-in closet, an eye-catching 3-pc Bathroom w/ tiled floors & an O/S WALK-IN SHOWER, and last but not least - loads of hidden away storage. Take a break from this perfect interior and...

3pc Bathroom 6.42 Ft x 8.17 Ft  
 Bedroom 11.58 Ft x 11.00 Ft  
 Recreational, Games room 9.50 Ft x 19.17 Ft  
 Storage 21.58 Ft x 13.83 Ft  
 2pc Bathroom 6.17 Ft x 2.83 Ft

Living room 12.00 Ft x 15.67 Ft  
 Office 10.25 Ft x 8.92 Ft  
 4pc Bathroom 9.42 Ft x 4.92 Ft  
 5pc Bathroom 9.25 Ft x 8.50 Ft  
 Bedroom 9.33 Ft x 15.58 Ft

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Dining room 10.75 Ft x 9.83 Ft

Kitchen 10.75 Ft x 16.08 Ft

Laundry room 7.25 Ft x 10.33 Ft

Bedroom 9.17 Ft x 10.67 Ft

Bonus Room 17.83 Ft x 14.92 Ft

Primary Bedroom 13.25 Ft x 15.33 Ft