



## 272 Kingsmere Cove Airdrie Alberta

\$799,700

Nestled in the serene community of King Heights, this fully finished walk-out home on a quiet cul-de-sac offers both charm and modern convenience. With excellent curb appeal and a large covered front porch, this home welcomes you with a spacious foyer featuring a coat closet and soaring 9' ceilings. The main floor is an entertainer's dream with an open floor plan that boasts plenty of windows, flooding the space with natural light. The baker's dream kitchen is the heart of the home, featuring a huge center island with ample cupboard space, perfect for rolling out Christmas cookies or pizza dough. An additional raised island with an eating bar, floor-to-ceiling cabinet wall, and abundant counter space make this kitchen both beautiful and functional. Stainless steel appliances, including a new Frigidaire stove and Bosch dishwasher, complement the space. A walk-through pantry leads to a practical boot room with a broom closet, coat closet, and direct access to the double attached garage with over sized door. The large dining area is spacious enough to host the entire family during the holidays, with room for 10+ guests. From here, step out onto the quaint rear upper deck, complete with gas hook-ups for a fire table and BBQ, perfect for outdoor entertaining. The inviting living room features a modern gas fireplace with a sleek mantel, creating a cozy atmosphere. The upper level hosts a versatile bonus room, an office/flex space, a bright and spacious laundry room with shelving, two hallway linen closets, a 4-piece bath with its own linen closet, and two generously sized bedrooms, both with built-in closet organizers. The large primary bedroom is a true retreat, offering his and hers walk-in closets, and a luxurious 5-piece ensuite with a deep soaker tub, walk-in shower, dual sinks, and plenty of counter and cupboard space. The fully finished walk-out basement adds even mo...

Family room 17.83 Ft x 16.50 Ft

Recreational, Games room 12.25 Ft x 10.83 Ft

Bedroom 15.58 Ft x 8.58 Ft

Storage 7.08 Ft x 5.08 Ft

Furnace 12.67 Ft x 7.00 Ft

3pc Bathroom 11.08 Ft x 5.00 Ft

Foyer 12.42 Ft x 5.58 Ft

Other 7.25 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Other 14.67 Ft x 8.75 Ft

Bonus Room 16.42 Ft x 11.08 Ft

Primary Bedroom 14.58 Ft x 13.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<https://www.realtyaces.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Living room 17.83 Ft x 13.25 Ft

Kitchen 14.50 Ft x 12.08 Ft

Pantry 6.75 Ft x 4.83 Ft

Dining room 12.92 Ft x 10.75 Ft

Other 6.33 Ft x 3.83 Ft

Other 6.83 Ft x 4.58 Ft

5pc Bathroom 10.42 Ft x 10.17 Ft