



## 523 kingsmere Way Airdrie Alberta

\$949,900

\*\*\* OPEN HOUSE\*\*\* SAT AUG 24 11am to 1pm\*\*\*\*Experience the perfect blend of comfort and style in this fully developed walk-out custom home, ideally located, backing onto a serene pond in the desirable Kings Heights community. This thoughtfully designed residence offers a seamless flow between spaces, creating a welcoming and functional environment for everyday living. The heart of the home is the gourmet kitchen, featuring a gas countertop range, built-in stove, and microwave, all complemented by a convenient walk-through pantry. The kitchen flows effortlessly into the spacious living area, where large windows provide panoramic views of the pond and fill the space with natural light. For added convenience, the home is equipped with a central vacuum system and kick vacuums in both the kitchens and washrooms. The main floor boasts a den with pond views, making it an ideal space for a home office or a peaceful retreat. A walk-in mudroom closet offers ample storage, keeping your home organized and clutter-free. Upstairs, you'll find two expansive primary bedrooms, each designed with comfort and privacy in mind. The bonus room, overlooking the tranquil pond, offers a versatile space perfect for a home gym, media room, or a cozy spot to unwind. The fully developed basement features an illegal 2nd suite with two additional bedrooms, a separate laundry room, and a large corner kitchen. The walk-out patio leads to the untouched backyard waiting for your personalized touch. One of the most enchanting features of this home is the ability to view the Northern Lights right from your back deck. Imagine ending your day under a sky illuminated by nature's most spectacular light show, creating memories that will last a lifetime. This exceptional home offers a rare combination of comfort, convenience, and natural beauty. Don't miss your chance to experience the charm of Kings Heights livi...

Other 12.67 Ft x 8.00 Ft

Family room 14.67 Ft x 9.33 Ft

Laundry room 4.75 Ft x 3.58 Ft

Bedroom 11.50 Ft x 10.58 Ft

Bedroom 12.17 Ft x 10.75 Ft

3pc Bathroom 10.25 Ft x 7.92 Ft

Office 9.92 Ft x 8.42 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Bonus Room 14.67 Ft x 12.08 Ft

Laundry room 6.83 Ft x 5.25 Ft

Primary Bedroom 17.00 Ft x 15.83 Ft

Bedroom 16.00 Ft x 12.42 Ft

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

Listing Presented By:



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### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Kitchen

14.75 Ft x 12.33 Ft

Dining room

10.33 Ft x 10.17 Ft

Living room

14.75 Ft x 13.08 Ft

3pc Bathroom

14.00 Ft x 11.17 Ft

5pc Bathroom

9.75 Ft x 8.67 Ft