



## 626 Kingsmere Way Airdrie Alberta

\$710,000

This uniquely designed and upgraded Jayman NET ZERO energy efficient home is Gold certified by Built Green Canada and a definite MUST SEE!! Equipped with a 1.89kw solar panel system, tankless hot water, HRV system and radiant heat in garage, there are a lot of reasons to love this home! Upon entering the large front entry of the home, you will notice the inviting open floor plan with 10 ft ceilings on the main that open up to 12 ft in the dining area!! The beautiful kitchen is a chef's dream with tons of cabinets and gas stove. Off the kitchen is a walkthrough to the garage entrance with a huge walk-in pantry and a nook that is currently being used as desk/office space but could be a great coffee/beverage centre or additional pantry space! The back entrance has a huge built in bench seat and large closet. The main level living room is cozy and inviting with a beautiful electric fireplace and open wood shelving and the dining area is large enough for a big dining table. You will appreciate all of the natural light from the oversized windows!! The upper level has been creatively designed with a bonus room, an expansive primary suite with beautiful ensuite that includes an oversized soaker tub, 4' shower, large double vanity and a HUGE walk in closet with door into the laundry room!!! Doing laundry has never been so easy!! There are two additional bedrooms - both with walk in closets - and another 4 piece bathroom that complete this level. The unfinished basement is very well set up for development as well. The exterior of the home has been well planned with custom shed, garden pergola, two tiered deck, irrigation to flower beds and trees, AND GEM soffit lighting!! This home also has Air conditioning and updated Hunter Douglas Blinds. A short walk to the pond and paths in Kings Heights and very easy access to HWY 2 via 40th Ave overpass!!! You don't want...

Kitchen 13.67 Ft x 10.67 Ft  
Living room 13.67 Ft x 10.33 Ft  
Dining room 12.92 Ft x 9.42 Ft  
Other 5.17 Ft x 4.67 Ft  
2pc Bathroom 8.00 Ft x 3.08 Ft  
Bonus Room 15.67 Ft x 12.67 Ft

Primary Bedroom 14.67 Ft x 12.33 Ft  
Bedroom 12.67 Ft x 9.08 Ft  
Bedroom 10.00 Ft x 9.00 Ft  
Laundry room 6.67 Ft x 5.08 Ft  
4pc Bathroom 10.08 Ft x 4.92 Ft  
5pc Bathroom 17.00 Ft x 10.25 Ft

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

Listing Presented By:



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