

# \$849,900 - 523 Kingsmere Way Se, Airdrie

MLS® #A2187207

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,322 sqft  
Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

Discover a home designed to elevate your lifestyle in the desirable Kings Heights community. This fully developed walk-out custom home backs onto a serene pond and offers an unmatched blend of comfort, elegance, and thoughtful design.

One of the standout features of this exceptional property is two expansive primary bedrooms, each with its own private ensuite. Perfect for multi-generational living, hosting extended family, or simply enjoying luxurious personal space, these oversized suites provide unmatched comfort and convenience.

The heart of the home is a gourmet kitchen equipped with a gas countertop range, built-in stove, and microwave, complemented by a walk-through pantry for added functionality. Large windows in the adjoining living area frame stunning pond views, flooding the space with natural light. Additional conveniences include a central vacuum system with kick vacuums in the kitchen and bathrooms.

A main-floor den overlooking the pond offers the perfect retreat for work or relaxation, while the walk-in mudroom closet ensures your home stays organized and clutter-free.

Upstairs, in addition to the two master suites, you'll find a bonus room with breathtaking views of the pond. Whether you envision a home gym, media room, or cozy lounge, this



versatile space will meet your needs.

The fully developed basement adds even more value, featuring an illegal 2nd suite with two additional bedrooms, a large corner kitchen, and a separate laundry room. Step out onto the walk-out patio and imagine the endless possibilities for your backyard oasis.

One of the most magical features of this home is the ability to view the Northern Lights from your back deck, creating unforgettable memories under nature's most dazzling display.

With its rare two-master-suite design, stunning views, and thoughtful features throughout, this home is a truly unique find. Don't miss your chance to experience luxury and practicality in one incredible property. Schedule your private tour today!

Built in 2021

### Essential Information

MLS® #	A2187207
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,322
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 523 Kingsmere Way Se

Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0X9

### **Amenities**

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Pond

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Bidet, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Gas Range, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard, Basketball Court, Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	80
Zoning	R1

HOA Fees 85  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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