



THE
A-TEAM

**RE/MAX
FIRST**

124 KINGSMERE Cove, Airdrie T4A0S5

MLS®#: **A2154021**

Area: **Kings Heights**

Listing Date: **08/02/24**

List Price: **\$689,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **1,949**
Low Sqft:
Ttl Sqft: **1,949**

Lot Information

Lot Sz Ar: **3,586 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

DOM

47
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Post & Beam,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Central Vacuum,No Animal Home,No Smoking Home,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`5"	Dining Room	Main	9`3" x 14`8"
Kitchen	Main	9`4" x 13`9"	Family Room	Main	13`3" x 19`2"
Mud Room	Main	10`3" x 5`9"	4pc Bathroom	Upper	9`5" x 4`11"
5pc Ensuite bath	Upper	9`7" x 9`1"	Laundry	Upper	5`11" x 6`2"
Bedroom	Upper	9`8" x 11`2"	Bedroom	Upper	18`0" x 9`8"
Bonus Room	Upper	18`0" x 12`7"	Bedroom - Primary	Upper	13`3" x 12`0"
3pc Bathroom	Basement	9`2" x 5`0"	Bedroom	Basement	9`2" x 15`5"

Game Room

Basement

12` 4" x 18` 2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1-U

1411632

Remarks

Pub Rmks:

Walking distance to schools & quick access to miles of pathways around scenic ponds, this awesome home is situated on a quiet street in beautiful Kings Heights!! Step inside from the covered front steps into a spacious tiled entryway w/ easy access to various levels, garage entry & a front closet to hide everything away. HARDWOOD stairs lead you up to the Main level w/ HARDWOOD floors throughout, big bright windows & 9' ceilings. The Living Room is WIRED FOR SOUND, hosts a GAS fireplace w/ tile surround & Mantle which flows nicely into a gorgeous Kitchen that includes GRANITE counter-tops, STAINLESS appliances, tiled backsplash, loads of storage, pantry & surrounded by an eat-up bar! The large Dining area steps out through sliding glass doors to your BACKYARD OASIS!! Spindled railings take you upstairs to find a Drybar w/ built-in cabinet & Bonus room allowing for 10ft ceilings & WIRED FOR SOUND, perfect for movie nights! Also upstairs are 2 additional bedrooms, convenient upper floor laundry w/ upgraded lights, large 4pc bath & a KING SIZED Primary suite that looks over the backyard w/ a private 5pc ensuite w/ DOUBLE VANITY, soaker tub, separate shower & organized WALK-IN closet!! The FULLY FINISHED basement doesn't feel like a basement at all w/ 9' CEILINGS & WIRED FOR SOUND in the Rec room, a 3pc bathroom w/ HEATED tile floors & large walk-on shower, plus a 4th bedroom. The AMAZING backyard was built for entertaining!! A massive 2-tired deck, built in seating, PERGOLA, ARTIFICIAL TURF for low maintenance, gas line to the deck and FULLY FENCED w/ side gates! This home is one of a kind and won't last long, call today for your private showing!

Inclusions:

Roughed in speakers on deck, Bonus Room & main floor Living Room TV arm, Main floor Living Room TV, Gas line to deck, 3 amps & 1 Sub for bonus room, Built-in speakers in bonus room, Living Room & Rec Room, Garage door wall controls (no remotes), Alarm equipment

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123