



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**340 KINGSMERE Way, Airdrie T4A 0Y2**

MLS®#: **A2169078**

Area: **Kings Heights**

Listing Date: **09/27/24**

List Price: **\$559,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 03-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,318**

Year Built:

**2019**

Low Sqft:

Lot Information

Ttl Sqft:

**1,318**

Lot Sz Ar:

**2,855 sqft**

Lot Shape:

DOM

**24**

Layout

Beds: **4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**

Int Feat:

**Ceiling Fan(s),Kitchen Island,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 10`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 6`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`1" x 10`4"</b>
<b>Storage</b>	<b>Lower</b>	<b>7`9" x 10`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 8`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 11`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 7`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`10" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`0" x 8`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**1711788**

Remarks

Pub Rmks: **Welcome to this immaculate home in the highly sought-after Kingsmere community of Airdrie, offering over 1,800 Sqft of stylish living space on 3 levels! From the inviting front veranda, step inside and be captivated by the stylish design, modern lighting, and freshly painted walls. The open-concept floor plan creates a bright and spacious living area, highlighted by an electric fireplace. The generous dining area is perfect for entertaining family and friends. The stunning white kitchen, overlooking the backyard, features stainless steel appliances, a convenient eat-up island, and a large pantry. A 2-piece bathroom completes the main floor. Upstairs, the luxurious primary bedroom showcases a striking feature wall, a walk-in closet, and a 3-piece en-suite bathroom. Two additional well-sized bedrooms and a 4-piece bathroom are located just steps away, along with a convenient laundry area. The professionally finished basement offers even more space, with a large recreation room, a fourth bedroom, and an additional 4-piece bathroom, making it perfect for growing families. Enjoy hot summer days in comfort with central air conditioning. The fully fenced and landscaped backyard provides plenty of space for family fun, and a charming garden path leads to the double detached garage. Situated just steps from a serene pond, walking paths, and schools, this home is perfect for families looking for both style and convenience!**

Inclusions: **Electric Fireplace, TV Wall Mount**  
Property Listed By: **Royal LePage Benchmark**

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









