



THE
A-TEAM

**RE/MAX
FIRST**

614 KINGSMERE Way, Airdrie T2V 2H8

MLS®#: **A2178634**

Area: **Kings Heights**

Listing Date: **11/11/24**

List Price: **\$869,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,567 sqft**
Lot Shape:

Access:

Lot Feat: **Irregular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,334**

Low Sqft:

Ttl Sqft: **2,334**

DOM

40

Layout

Beds: **6 (4 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	9`11" x 9`1"
Kitchen	Main	13`0" x 8`9"
Pantry	Main	5`2" x 4`10"
Bedroom	Upper	11`1" x 10`3"
Bedroom	Upper	14`7" x 12`7"
Bedroom	Basement	11`6" x 11`5"
Kitchen	Basement	9`9" x 6`11"

Room	Level	Dimensions
Living Room	Main	19`6" x 12`6"
Dining Room	Main	9`11" x 10`11"
Bedroom - Primary	Upper	14`10" x 12`4"
Bedroom	Upper	11`11" x 9`10"
Bonus Room	Upper	12`8" x 9`11"
Bedroom	Basement	11`7" x 9`11"
Dining Room	Basement	5`10" x 12`1"

Game Room
5pc Ensuite bath
4pc Bathroom

Basement
Upper
Upper

15`6" x 12`1"
0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom
4pc Ensuite bath
4pc Bathroom

Main
Upper
Basement

0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1811624

Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to this stunning 2300+ sqft home, located in the highly sought-after community of Kings Heights, Airdrie. The main floor features a versatile den that can serve as a home office or additional room, as well as a convenient half-bathroom. The spacious living room is flooded with natural light through large windows, creating a bright and inviting atmosphere. The upgraded kitchen is a chef's dream, complete with a gas cooktop, built-in microwave, built-in oven, and a walk-through pantry for ultimate convenience. The dining area opens to a deck with a BBQ gas line, perfect for outdoor entertaining. Upstairs, you'll find a generously-sized bonus room, two beautifully designed primary suites, two additional bedrooms, and a well-appointed 4-piece bathroom. For added convenience, the laundry room is located on the same floor. The basement offers an illegal suite with two additional large rooms, a 4-piece bathroom, a full kitchen, and a rec room/living room, plus a separate laundry area. The home is packed with upgrades throughout, making it a true standout in the neighborhood. Don't miss your chance to view this exceptional property. Book your private showing today!**

Inclusions:
Property Listed By: **Build in master bedroom side table**
CIR Realty

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













