



THE
A-TEAM

**RE/MAX
FIRST**

523 KINGSMERE Way, Airdrie T4A 0X9

MLS®#: **A2187207**

Area: **Kings Heights**

Listing Date: **01/15/25**

List Price: **\$879,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**
Lot Information
Lot Sz Ar: **4,363 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,322**
Low Sqft:
Ttl Sqft: **2,322**

DOM

7
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Basketball Court,BBQ gas line,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bidet,Central Vacuum,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|-----------------|----------------------|
| Kitchen | Main | 14`9" x 12`4" |
| Living Room | Main | 14`9" x 13`1" |
| Bonus Room | Upper | 14`8" x 12`1" |
| Kitchenette | Basement | 12`8" x 8`0" |
| Laundry | Basement | 4`9" x 3`7" |
| Bedroom | Upper | 16`0" x 12`5" |
| Bedroom | Basement | 12`2" x 10`9" |
| 3pc Bathroom | Basement | 10`3" x 7`11" |
| 5pc Ensuite bath | Upper | 9`9" x 8`8" |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 10`4" x 10`2" |
| Office | Main | 9`11" x 8`5" |
| Laundry | Upper | 6`10" x 5`3" |
| Family Room | Basement | 14`8" x 9`4" |
| Bedroom - Primary | Upper | 17`0" x 15`10" |
| Bedroom | Basement | 11`6" x 10`7" |
| 2pc Bathroom | Main | 5`4" x 5`0" |
| 3pc Ensuite bath | Upper | 14`0" x 11`2" |

Title: **Fee Simple**
Legal Desc: **1811624**

Zoning: **R1**

Remarks

Pub Rmks: **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!**

Inclusions: **Basement fridge, Basement washer & dryer**
Property Listed By: **CIR Realty**

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











