

**568 Kingsmere Way SE
Airdrie, Alberta**

MLS # A2229466



\$749,999

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Check Out Our YouTube Video! Location, Location, Location! Prepare to experience the pinnacle of luxury living in the highly sought-after community of Kings Heights in Airdrie. Nestled on a generous 4,000 sq. ft. lot with over 2,300 sq. ft. of beautifully crafted living space, this exceptional home offers a rare opportunity to enjoy the perfect blend of modern comfort and serene natural surroundings. Located directly across from peaceful wetlands and featuring a south-facing backyard, you'll enjoy all-day sunlight and a tranquil setting—right in your own private oasis, away from the city's hustle. Better than new! This "like new" McKee-built home is fully air-conditioned and perfectly designed for today's families. Situated on a quiet street, it offers over 2,300 square feet of elegantly finished living space, with 3 bedrooms, 2.5 baths, and top-quality finishings throughout. From the large, welcoming foyer and light-filled main floor to the spacious layout and high-end touches, this home is ready for you to move in and enjoy. The bright and open design includes a main floor office/den, a gorgeous white kitchen with stainless steel appliances, elegant lighting, a picture window by the stove, a walkthrough pantry, and a HUGE mudroom with additional storage—making everyday living feel effortless. The main living area is centered around a tasteful gas fireplace, creating a cozy atmosphere for relaxing or entertaining. Adjacent to the kitchen, the well-sized dining area is perfect for hosting family dinners or social gatherings. Abundant natural light floods the space thanks to large windows throughout, giving the home a bright and airy feel. Step through the rear door to access your sun-filled deck and fully fenced, landscaped, south-facing backyard—ideal for summer BBQs, gardening, or simply soaking up the sunshine. Upstairs, you'll find a

spacious bonus room perfect for a media area or playroom. The luxurious primary suite is a true retreat, complete with a well-organized walk-in closet and a decadent 5-piece ensuite featuring a soaker tub, dual vanities, and a walk-in glass shower. Two additional bedrooms, a stylish 4-piece main bath, and a full laundry room complete the upper level, offering practicality and comfort. The basement is undeveloped but well laid out for future expansion, with large windows and a rough-in for a bathroom—providing excellent potential for customization. This is more than just a house—it's a lifestyle where luxury meets nature. Whether you're hosting indoors, enjoying your sun-soaked backyard, or taking in peaceful views of the nearby wetlands, this home has it all. If you're looking for a new home that's 100% move-in ready—this is the one for you. Don't miss your chance to own this rare gem—schedule your private showing today!