

\$525,000 - 312 Kingsmere Way Se, Airdrie

MLS® #A2220544

\$525,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft
Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

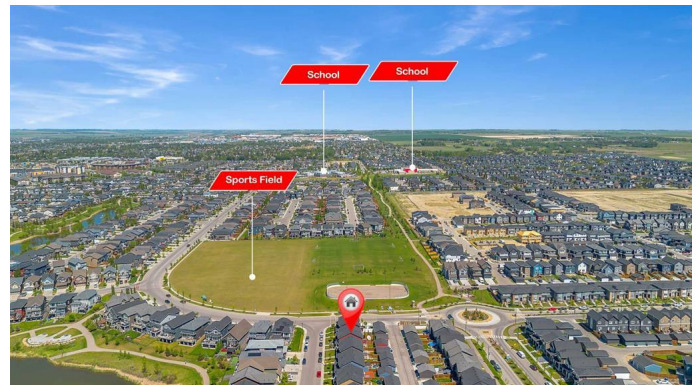
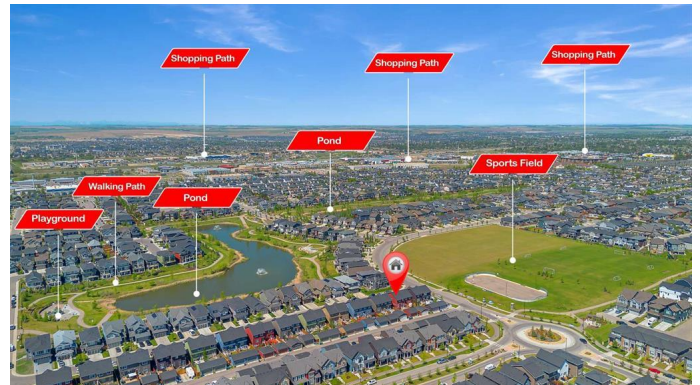
Step Inside Your Dream Home by Avi!

Welcome to a truly exceptional show home by Homes by Avi, where every detail has been thoughtfully designed for modern living. Imagine having a dedicated private den/flex room right off the main living area – perfect for a quiet home office, a vibrant playroom, or even easily convertible into a fourth bedroom!

The heart of this home is undoubtedly the spacious kitchen, a culinary delight featuring upgraded stainless steel appliances and new Stove, ample pot lights, and stylish 42" upper cabinetry. You'll love the convenience of pots and pans drawers and the expansive 8 ½-foot quartz kitchen island, ideal for meal prep or casual gatherings.

The entire main floor boasts a sophisticated feel with knock-down ceilings and impressive 9-foot main floor ceilings, creating an airy and open ambiance. The open-concept living area is perfect for entertaining, with a cozy fireplace in the living room and a generous eating area that can easily accommodate friends and family. Enjoy the seamless flow of beautiful laminate and tile flooring throughout the main level.

Upstairs, comfort meets convenience. All bathrooms, along with the large upper-floor laundry room, are adorned with tile floors and include a front-load washer and dryer. Your



private retreat awaits in the master bedroom, complete with a luxurious 5-piece ensuite featuring a beautifully tiled shower and a separate, inviting soaker tub – your own spa-like oasis.

This home offers even more unexpected luxuries, including stylish blinds, refreshing air conditioning, and convenient ceiling speakers for an immersive audio experience. Step outside to your private rear deck, designed for relaxation with a privacy wall and a handy gas line for your BBQ. The best part? There are NO condo fees!

This prime location offers incredible access to outdoor enjoyment. You're just steps away from a vibrant green space featuring a soccer field for active play and an ice skating rink for winter fun. A picturesque pond with a playground is also nearby, offering another wonderful spot for leisurely strolls and family adventures.

Built in 2017

Essential Information

MLS® #	A2220544
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	312 Kingsmere Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0Y1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	8
Zoning	R2
HOA Fees	100

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.