

\$564,900 - 404 Kingsmere Way Se, Airdrie

MLS® #A2259148

\$564,900

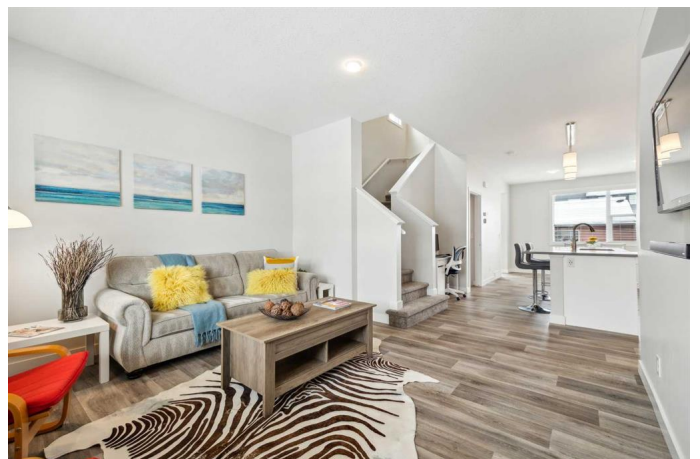
4 Bedroom, 4.00 Bathroom, 1,469 sqft

Residential on 0.07 Acres

Kings Heights, Airdrie, Alberta

Whether you're looking to move up, downsize, or step into the market for the first time, this gorgeous duplex in the desirable community of King's Heights truly ticks all the boxes.

Featuring a fully finished basement and over 2100 sq. ft. of developed living space, a beautifully landscaped private back yard, a sunny front porch, and a detached double garage, this home is move-in ready and has everything you need. As you step inside, you're greeted by a crisp, bright colour palette, beautiful laminate flooring, 9' ceilings, and an airy open floor plan. The spacious front living room flows seamlessly into the kitchen, which features ample white cabinetry, quartz countertops, stainless steel appliances, including a brand-new counter depth french door fridge (not shown), and an adjacent dining area, perfect for entertaining. A convenient powder room, additional storage, and direct access to your private fenced backyard complement the main floor living space. Out back, a great deck and stamped concrete patio provide a wonderful place to relax and unwind. The addition of a poured concrete walkway to the double garage, along with a parking pad for extra parking, makes life even more convenient. Upstairs, the inviting primary suite features a walk-in closet and a private en-suite. Two additional bedrooms, a full four-piece bathroom, and the convenience of upper-floor laundry complete this level. The fully developed basement offers extra living space, featuring a recreation room, a fourth



bedroom or home office, a full bathroom with heated floors, and ample storage. No need to worry about finishing it yourself, it's already done! This home has been lovingly maintained and is situated in the family-friendly community of King's Heights. You'll enjoy quick access to and from Airdrie, as well as nearby shopping, schools, parks, ponds, and scenic walking paths. It's a neighbourhood you'll be proud to call home.

Built in 2019

Essential Information

MLS® #	A2259148
Price	\$564,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,469
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	404 Kingsmere Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0Y1

Amenities

Amenities	Community Gardens, Park, Playground
Parking Spaces	2

Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	6
Zoning	R2
HOA Fees	80
HOA Fees Freq.	ANN

Listing Details

Listing Office	LPT Realty
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