

# \$869,000 - 225 Kingsmere Cove Se, Airdrie

MLS® #A2249190

**\$869,000**

4 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.10 Acres

Kings Heights, Airdrie, Alberta

Imagine starting your mornings with coffee on a large WEST-FACING deck, overlooking a peaceful pond and lush greenspace. Welcome to 225 Kingsmere Cove – a home where everyday life feels just a little more special. Perfectly set in the friendly, family-focused community of King’s Heights, this 4-bedroom, 3.5-bathroom WALK-OUT home delivers the space, style, and setting your family deserves. Inside, 15-foot open-to-below ceilings flood the living room with natural light, making it a true gathering place. Rich HARDWOOD floors add warmth, while a MAIN FLOOR OFFICE provides a quiet spot for work or study. The kitchen is refreshed with ivory-white cabinetry, GRANITE countertops, and stainless-steel appliances, and includes a spacious walk-through pantry for effortless organization. The pantry connects directly to a large mudroom – the ideal drop zone to keep jackets, boots, and everyday clutter neatly out of sight. From the dining room, sliding doors open to your oversized west-facing deck – your private front-row seat to glowing sunsets over the pond, evening barbecues with friends, and quiet mornings with coffee in the fresh air. Upstairs, NEW VINYL PLANK flooring gives the entire level a fresh, modern feel. A versatile bonus room adapts to your lifestyle – whether it becomes a home theatre, playroom, reading lounge, or fitness space. Three bedrooms provide space for everyone, while the primary suite stands out as a private retreat.



Overlooking the pond, it features a spa-inspired ensuite with a deep soaker tub, stand-up shower, and updated counters. A walk-in closet completes the suite, keeping everything neatly organized and within reach. The fully finished walk-out basement is a complete extension of your living space with bright windows and direct yard access. IN-FLOOR HEATING, a fourth bedroom, and a full bathroom make it perfect for guests, teens, or even a home business. The yard is landscaped with premium turf for a lush look without the upkeep and highlighted by pear and cherry trees that add a touch of natural beauty each season. Add in a HEATED GARAGE and a NEW AIR CONDITIONING unit, and youâ€™re set for comfort in every season. Here, every day feels a little easier â€“ with sunsets over the pond, welcoming streets, and a home built for both comfort and connection.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249190    |
| Price          | \$869,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,207       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 225 Kingsmere Cove Se |
|---------|-----------------------|

|             |               |
|-------------|---------------|
| Subdivision | Kings Heights |
| City        | Airdrie       |
| County      | Airdrie       |
| Province    | Alberta       |
| Postal Code | T4A 0S1       |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### **Interior**

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings                                                     |
| Heating           | Forced Air, Natural Gas, In Floor, Radiant                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full, Walk-Out                                                                                                                                          |

### **Exterior**

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard                                                                                                                        |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting, Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle                                                                                                                                             |
| Construction      | Mixed, Vinyl Siding, Wood Frame, Veneer                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 63                |
| Zoning         | R1                |

### **Listing Details**

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