

\$569,900 - 615 Kingsmere Way Se, Airdrie

MLS® #A2260815

\$569,900

3 Bedroom, 3.00 Bathroom, 1,625 sqft

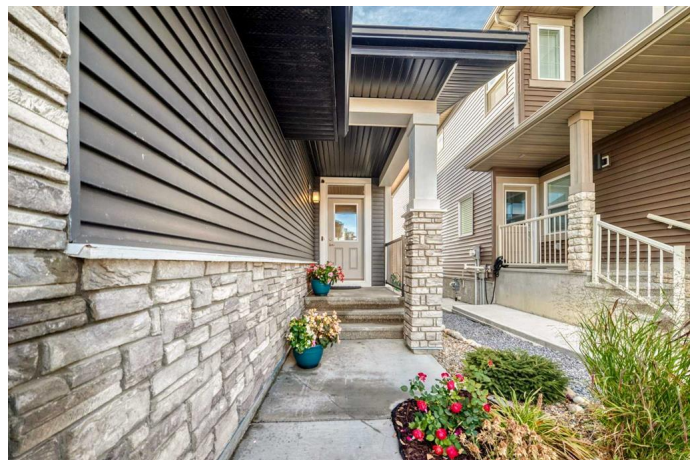
Residential on 0.06 Acres

Kings Heights, Airdrie, Alberta

Beautifully maintained semi-detached home in the desirable community of Kings Heights, offering the perfect blend of style, comfort and convenience. Featuring an OPEN-CONCEPT MAIN FLOOR with a bright living room, spacious dining area, and stylish kitchen complete with quartz countertops, breakfast bar, espresso cabinetry and laminate flooring throughout. The dining area opens onto a LARGE WEST-FACING DECK, perfect for summer barbeques and evening sunsets. Upstairs you'll find 3 generously sized bedrooms, including a private primary retreat with a 3-piece ensuite. A versatile bonus room adds space for movie nights or a home office, while the UPPER-LEVEL LAUNDRY and additional 4-piece bathroom make everyday living a breeze. The undeveloped basement awaits your personal touch.

The backyard is your own private oasis. Enjoy a FULLY-FENCED, LANDSCAPED, LOW MAINTENANCE BACKYARD surrounded by trees. Additional features of the home include CUSTOM BLINDS THROUGHOUT, SOLAR PANELS, WATER SOFTENER, lots of windows and a SINGLE-ATTACHED GARAGE.

Kings Heights is a vibrant, family-oriented neighborhood offering endless conveniences. The community offers pathways, playgrounds, dog parks and tranquil ponds. The recently completed 40 Avenue overpass provides direct access to Deerfoot Trail, making commuting easier than ever. Amenities like shopping,



dining, and services in Airdrie as well as Cross Iron Mills & Costco are in close proximity. Walking distance to schools. Don't miss this opportunity to get into a move-in ready home. Book your viewing appointment today!

Built in 2019

Essential Information

MLS® #	A2260815
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	615 Kingsmere Way Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0X9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks,
-------------------	--

	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	30
Zoning	R2
HOA Fees	88
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.