

\$1,049,000 - 161 Kingsmere Cove Se, Airdrie

MLS® #A2257615

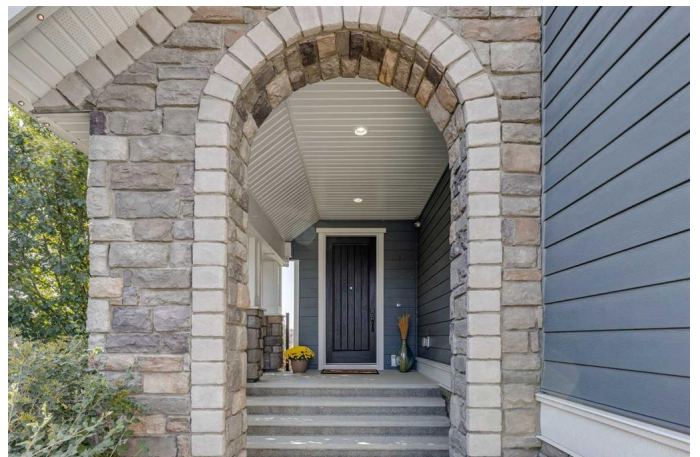
\$1,049,000

3 Bedroom, 4.00 Bathroom, 2,186 sqft

Residential on 0.20 Acres

Kings Heights, Airdrie, Alberta

Welcome to 161 Kingsmere Cove SE, where thoughtful design meets refined living. Nestled in a quiet cul-de-sac, on an pie shaped lot just shy of 9,000 sq. ft., this pristine walkout home backs onto a tranquil pond and walking path. Offering picturesque views, privacy and a safe family-friendly connection to nature; this home captivates as you enter. Inside, a soaring 22'™ ceiling frames the striking stone surround gas fireplace, filling the open concept layout with warmth and natural light through the expansive windows. The chef-inspired kitchen features granite countertops, soft-close cabinetry, a walk-through pantry, and a large island overlooking the dining area; perfect for cooking, conversation, and connection. The thoughtful layout lets you flow from inside to the balcony, which is complete with two gas lines. Here you can unwind with southwest-facing sunset views over the water. Upstairs, you'll find three generous bedrooms including the primary, a bright bonus room and laundry. The primary oasis offers vaulted ceilings, a spa-like 5-pc ensuite with heated floors, soaker tub, six jet shower, dual sinks, and walk-in closet. The upper laundry adds convenience with its sink, shelving, and countertop workspace. The finished walkout basement expands living to 3,168 sq. ft., ideal for a 4th bedroom, gym, or office space, and includes a 3-pc bath featuring heated floors and a large recreational room for board games or watching your favourite sports team! Outside, you'll love the covered patio, a show



stopper for entertaining and lounging alike! This outdoor sanctuary is fully equipped with sprinklers, privacy walls, a gas line, hot tub rough-in that opens to a fully fenced yard including a dog run, a custom shed to match the home, a fully manicured lawn with mature trees, and your own private gate to the pathway for evening strolls in the fall. You can also enjoy skating with your family and neighbours on the pond in winter! This home has received over \$160,000 in upgrades since 2019; including new roof, shelving & organizers in the heated triple garage with space for a lift, furnace, A/C, powered shades with solar charging, smart security, composite siding, 6-zone built-in speakers & so much more. No detail was missed in this stunning masterpiece. It blends sophistication, comfort, and lifestyle in perfect harmony! All of this comes with easy access to great schools, parks, playgrounds, shopping & the new HWY 2 intersection at 40th Avenue.

Built in 2015

Essential Information

MLS® #	A2257615
Price	\$1,049,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.20
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	161 Kingsmere Cove Se
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0S5

Amenities

Parking Spaces	5
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Plug-In, Tandem, Triple Garage Attached, Workshop in Garage, Aggregate
# of Garages	3
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Built-In Gas Range
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Storage, Dog Run
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Treed, Underground Sprinklers, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.