

# Welcome Home to

161 Kingsmere Cove SE



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*



Stunning home in Kings Heights! This significantly upgraded home sits on one of the largest lots in the community, with gorgeous views of the pond! A perfect home for entertaining, with open floorplan featuring showstopping 22' fireplace, 2 storey windows, and chef's kitchen with gas cooktop, built-in oven and oversized quartz island. Beautiful rustic hardwood flows throughout, along with 8' doors, 9' ceilings, plenty of custom millwork, and in-ceiling speakers to mention a few upgrades. Upstairs the master retreat boasts vaulted ceilings and a luxurious ensuite housing an amazing oversized shower with body sprays and dual showerheads, dual sinks, and freestanding soaker tub. 2 additional generous bedrooms, a bonus room, convenient upper laundry and full bath (with granite counters & heated floors!) completes the upstairs. The walkout basement is bright & ready for your development. Outside enjoy the full-length dura-deck with privacy glass, or covered patio below with aggregate concrete & hot tub rough-in. The HUGE pie lot is beautifully landscaped with low-maintenance trees & shrubs, has in-ground sprinklers and accesses the walking path. This home also features a TRIPLE heated garage (tandem). King's Heights is a fantastic established community with everything at your fingertips, from shopping & restaurants, to schools and quick access to the highway. Check out the supplements for a full list of upgrades!













# Features & Finishings

- Gas fireplace w/22' stone facing & wood mantle
- Power-controlled blinds
- Air Conditioned
- Heated, Oversized Triple Tandem Garage
- Floor to ceiling windows
- 8ft doors including patio doors & front door
- 9ft ceilings
- Vaulted ceiling in master suite
- Kids rooms - spray foamed w/360 insulation
- Custom Millwork & built-ins in mud room
- Extra Pot lights
- Three-zone furnace
- Nest thermostat
- Stair lights
- In-ceiling speakers inside & outside
- Heated floors in both bathrooms
- Upgraded underlay
- Built in vacuum
- Lights all on dimmers
- Hot tub rough in
- Built in wall safe

**Outdoor Features:**

- 34 trees
- In-ground sprinklers
- Double natural gas fixture on deck
- Vinyl cover oversized deck w/ privacy glass
- Hardieboard Exterior
- Aggregate patio, driveway & side steps

**Gourmet Kitchen Features:**

- Garburator
- Hands free faucet
- Granite counter tops
- Natural gas cooktop
- Built in Oven and microwave
- Built in wine rack
- Soft close cabinets

MLS: C4199197  
 Year Built: 2015  
 Total Sq Ft: 2,184  
 Taxes: \$3,811/2017

Inclusions: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built- In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All

Features: Air Conditioning-Central, Ceiling 9 ft., Deck, No Smoking Home, Patio, Programmable Thermostat

Kitchen:	13'0"X12'8"	M
Dining Room:	13'0"X10'0"	M
Living Room:	15'4"X14'0"	M
Master Bed:	14'0"X12'8"	U
Bedroom 2:	11'0"X9'8"	U
Bedroom 3:	11'10"X10'0"	U
Bonus:	16'8"X11'2"	U
Laundry:	6'10"X5'8"	U



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*