



THE
A-TEAM

**RE/MAX
FIRST**

1218 KINGSTON Crescent, Airdrie T4A 0E9

MLS®#: **A2163455**

Area: **Kings Heights**

Listing Date: **09/08/24**

List Price: **\$776,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2009**
Lot Information
Lot Sz Ar: **4,901 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,179**
Low Sqft:
Ttl Sqft: **2,179**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Garden,Underground Sprinklers,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Detached,Drive Through,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`3" x 17`0"	Kitchen	Main	14`8" x 14`5"
Dining Room	Main	14`8" x 10`1"	2pc Bathroom	Main	4`9" x 5`2"
Family Room	Second	17`0" x 11`11"	Bedroom - Primary	Second	14`1" x 17`4"
Bedroom	Second	10`7" x 13`5"	Bedroom	Second	11`9" x 11`0"
6pc Ensuite bath	Second	14`0" x 13`10"	5pc Bathroom	Second	11`8" x 4`11"
Laundry	Second	8`2" x 5`9"	Living Room	Basement	16`9" x 16`8"
5pc Bathroom	Basement	9`11" x 5`6"	Bedroom	Basement	13`5" x 11`2"





