

1218 KINGSTON Crescent, Airdrie T4A 0E9

Kings Heights List Price: **\$776,900** MLS®#: A2163455 Area: Listing 09/08/24

Status: Active County: Airdrie Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Airdrie 2009

4,901 sqft

Ttl Sqft:

Low Sqft: 2,179

Abv Saft:

Finished Floor Area

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

11

5 Ttl Park: 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat:

Corner Lot, Garden, Underground Sprinklers, Rectangular Lot

Concrete Driveway, Double Garage Detached, Drive Through, Oversized, RV Access/Parking

2,179

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame Sewer:

Flooring:

Ext Feat: BBQ gas line, Garden, Private Entrance, Private Carpet, Ceramic Tile, Hardwood

> Yard 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

Kitchen Basement 8`3" x 7`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **0814910**

Remarks

Pub Rmks:

Come and discover this warm charming house, situated in a perfect corner lot across the park. Welcome to 1218 Kingston Crescent SE, a thoughtfully designed home that offers a seamless flow between spaces, creating a welcoming and functional environment for your family. This home has been meticulously maintained and offers over 3000 square feet of living space. Main floor features; a modern open floor plan, warm natural hardwood floor throughout the main floor and a rich cabinetry in the kitchen with granite counter-tops throughout the entirety of this beautiful home. The second-floor features a spacious vaulted bonus room for your family entertainment, and massive convenience laundry room, plus 3 over-sized bedrooms include a private primary bedroom with large walk-in closets, and 5-piece ensuite, dual sinks and soaker tub. The fully developed basement features an illegal suite with an additional bedroom, a separate laundry room, and a large L-shape kitchen. This massive corner lot property features an oversize double garage, triple parking pad, RV parking pad, vinyl fencing located across the street from park and walking pathway. This exceptional home offers a rare combination of comfort, convenience, and natural beauty. Give you and your family the space you deserve. Don't miss your chance to experience the charm of Kings Heights living. Schedule your private tour today and envision your new life in this inviting property.

Inclusions: N/A

Property Listed By: First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







