

**1120 KINGSTON Crescent, Airdrie T4A0G1**

MLS®#: **A2165261** Area: **Kings Heights** Listing Date: **09/12/24** List Price: **\$720,000**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **4,939 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,045**  
 Low Sqft:  
 Ttl Sqft: **2,045**

DOM

**7**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,Greenbelt,No Neighbours Behind,Irregular Lot,Landscaped,Level,Street Lighting,Yard Lights,Treed**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Central,Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**  
 Sewer: **Private Yard** Water Source:  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Electric Water Heater,Garage Control(s),Microwave,Microwave Hood Fan,Range,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Sump Pump(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Other</b>	<b>Main</b>	<b>14`7" x 10`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 10`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`9" x 15`9"</b>
<b>Office</b>	<b>Main</b>	<b>10`9" x 9`3"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`8" x 8`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`6" x 6`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 14`11"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`3" x 9`8"</b>

Walk-In Closet  
Bedroom  
Laundry  
Bedroom  
Other  
Flex Space

Upper 6`9" x 5`9"  
Upper 10`0" x 10`0"  
Upper 8`10" x 5`9"  
Basement 12`7" x 8`3"  
Basement 11`11" x 11`3"  
Basement 11`7" x 13`1"

4pc Bathroom  
Bedroom  
Bonus Room  
3pc Bathroom  
Kitchen

Upper 8`0" x 5`0"  
Upper 9`10" x 9`10"  
Upper 18`0" x 13`2"  
Basement 8`4" x 4`11"  
Basement 16`10" x 10`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **0814910**

Zoning:  
**R-15**

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. Beautiful home in coveted Kings Heights in Airdrie, with a total living space of 2755 ft.2. You are within walking distance to both the Francophone and English elementary schools, parks, the spectacular Kings Heights ponds & shopping. This 4-bedroom home has a bright open concept with 9 foot ceilings, maple cabinets, full backsplash and comes with recently upgraded appliances. Upstairs is the spacious south facing bonus room, full bathroom and laundry room along with three bedrooms (4th is in the basement). The master bedroom, both a large en suite and walk-in closet with granite countertops. The basement is finished with a 4th 3pc bathroom, hook up for second laundry & kitchenette with fridge, hookup & ample cupboard & counter space. A large deck and beautiful private backyard complete with a link to the pathways right out your back gate!**

Inclusions:  
Property Listed By: **Dishwasher, washer, dryer, electric stove, garage controls, microwave, microwave hood fan, fridge, windowing coverings/rods  
PG Direct Realty Ltd.**

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









