

1017 KINGSTON Crescent, Airdrie T4A0L3

MLS®#: **A2170187** Area: **Kings Heights** Listing **10/16/24** List Price: **\$599,999**
 Status: **Active** County: **Airdrie** Change: **-\$19k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **423 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,771**
 Low Sqft:
 Ttl Sqft: **1,771**

DOM
36
Layout
 Beds: **6 (5 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"
Dining Room	Main	17`2" x 12`3"
Living Room	Main	16`0" x 12`5"
4pc Ensuite bath	Second	8`5" x 10`3"
Bedroom	Second	12`1" x 8`11"
4pc Bathroom	Lower	4`11" x 9`5"
Game Room	Lower	20`0" x 28`3"

Room	Level	Dimensions
Bedroom	Main	9`5" x 9`8"
Kitchen With Eating Area	Main	13`6" x 10`3"
4pc Bathroom	Second	5`0" x 7`5"
Bedroom	Second	12`0" x 0`9"
Bedroom	Second	9`7" x 9`8"
Bedroom	Lower	10`1" x 9`4"
Bedroom - Primary	Second	14`1" x 12`2"

Title:
Fee Simple
Legal Desc:

1013658

Zoning:
R1-L

Remarks

Pub Rmks:

Welcome to this fully developed 6-bedroom home located in the family-friendly community of Kings Heights, perfectly blending functionality and modern elegance. Situated near a playground and within walking distance to amenities and schools, this home provides the perfect balance of convenience and tranquility. Upon entering, you are greeted by the airy ambiance of 9-foot ceilings, fresh new paint throughout and an abundance of natural light flowing through the open-concept main floor. The living room is ideal for relaxation, while the dining room is perfect for hosting gatherings. The spacious kitchen features rich dark cabinetry, dishwasher barely used, granite countertops, a large pantry, and a kitchen island with a breakfast bar, making meal prep and socializing effortless. Upstairs, the primary bedroom is an oasis complete with a 5-piece ensuite, including 2 person Jetted tub and walk-in closet. Three additional bedrooms share a 4-piece bathroom, and a dedicated laundry closet adds convenience with extra storage. The lower level presents a spacious family room, perfect for movie nights with the kids and tons of storage. Complete with bedroom and a 4-piece bathroom makes it perfect for a guest hideaway retreat. Step outside to your private backyard sanctuary, which boasts a wood Pergola and a low-maintenance yard. The double detached garage provides ample parking and storage. Located in a vibrant community with scenic pathways and essential amenities, this home offers a lifestyle of comfort and convenience. All of this just minutes to Cross Iron Mill and the new 40 Avenue overpass. Don't miss your chance to make this your forever home! Schedule a viewing today!

Inclusions:
Property Listed By:

none
Real Estate Professionals Inc.

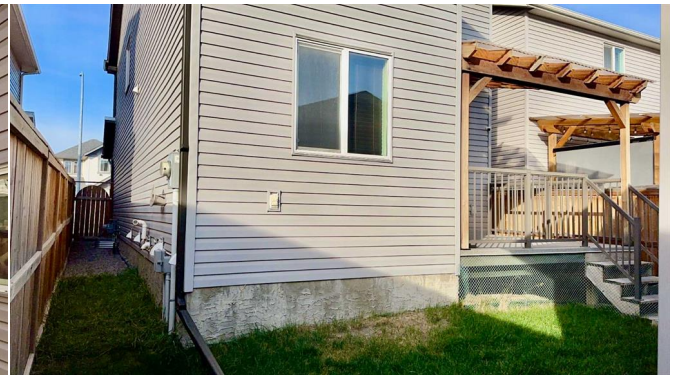
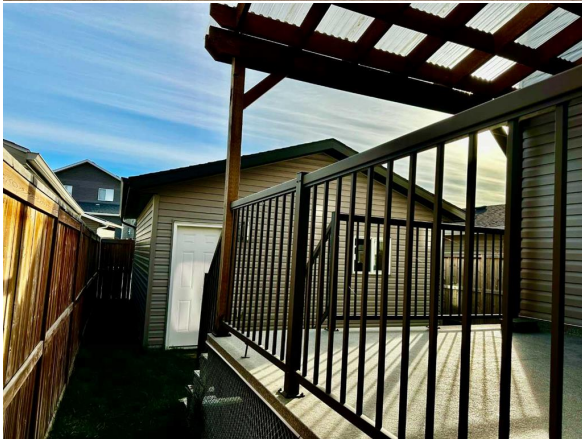
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1017 Kingston Crescent SE, Airdrie, AB

Main Floor Exterior Area 886.07 sq ft
Interior Area 789.04 sq ft



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2nd Floor Exterior Area 905.29 sq ft
Interior Area 836.28 sq ft
Excluded Area 6.72 sq ft



1017 Kingston Crescent SE, Airdrie, AB

Basement (Below Grade) Exterior Area 790.60 sq ft
Interior Area 725.92 sq ft

