



THE
A-TEAM

**RE/MAX
FIRST**

1218 KINGSTON Crescent, Airdrie T4A0E9

MLS®#: **A2181767**

Area: **Kings Heights**

Listing Date: **12/03/24**

List Price: **\$709,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential 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

60
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Concrete,None,Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

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

Room	Level	Dimensions
Kitchen	Main	14`8" x 14`5"
Foyer	Main	7`11" x 7`7"
5pc Bathroom	Second	11`8" x 4`11"
5pc Bathroom	Basement	9`11" x 5`6"
Bedroom	Second	10`7" x 13`5"
Bedroom	Basement	13`5" x 11`2"

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

Zoning: **R1**

Remarks

Pub Rmks: **Back in the market due to financing. 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 in the well-established community of King's Height. This corner home face west accented with large windows that flood the house with lots of natural light. Enjoy an exceptional indoor / outdoor life in a home whose every detail reflects a cozy home atmosphere. Simplicity is enhanced by a balance of function, space and light, wide open rooms, hardwood floors and high ceilings. 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







