



THE
A-TEAM

**RE/MAX
FIRST**

1044 KINGSTON Crescent, Airdrie T4A 0L3

MLS® #: **A2187564**

Area: **Kings Heights**

Listing Date: **01/15/25**

List Price: **\$650,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 29-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2011**
Lot Information
Lot Sz Ar: **3,630 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,757**
Low Sqft:
Ttl Sqft: **1,757**

DOM

17
Layout
Beds: **3 (3)**
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,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Dry Bar,No Animal Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`8" x 2`11"
Foyer	Main	7`6" x 10`5"
Living Room	Main	13`9" x 15`6"
5pc Ensuite bath	Second	8`2" x 9`6"
Bedroom	Second	9`3" x 10`9"
Bedroom - Primary	Second	14`0" x 15`8"
Game Room	Basement	19`10" x 25`11"

Room	Level	Dimensions
Dining Room	Main	11`2" x 14`4"
Kitchen	Main	11`9" x 12`6"
4pc Bathroom	Second	4`11" x 10`7"
Bedroom	Second	8`11" x 9`11"
Laundry	Second	5`7" x 6`2"
3pc Bathroom	Basement	7`8" x 6`8"
Furnace/Utility Room	Basement	9`4" x 6`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1013658

R1-U

Remarks

Pub Rmks:

Welcome to Kings Heights, this beautiful home offers a perfect blend of spacious living and contemporary design. The main floor features a large open-concept floor plan, a huge kitchen with granite countertops, and ample cabinet space with a breakfast bar that's perfect for casual dining. The kitchen seamlessly flows into the dining room making it an ideal space for family gatherings and dinner parties. The living room is highlighted by a cozy fireplace and hardwood floors, creating a warm and inviting atmosphere. Whether you're hosting guests or enjoying a quiet evening in, this is the heart of the home. Upstairs, you'll find a primary bedroom retreat with a luxurious 5-piece ensuite featuring double sinks, a soaker tub, a separate shower, and a large walk-in closet. Two additional spacious bedrooms offer plenty of room for family or guests, along with a full bathroom and convenient laundry room. The fully finished basement provides an excellent entertainment space, complete with a dry bar and Murphy bed for those overnight guests. A stylish 3-piece bathroom adds functionality to the lower level. The oversized garage provides additional storage and parking space, while the backyard is an entertainer's dream, featuring a large deck—perfect for summer BBQs, relaxing, or enjoying the outdoors with friends and family. Recent updates include a new microwave, dishwasher, washer/dryer, and air-conditioning throughout, you will stay comfortable all year-round. Don't miss the opportunity to see this stunning home in person! Call your favourite realtor to book a showing today!

Inclusions:

Property Listed By:

**Playhouse
eXp Realty**

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









