

1210 Kingston Crescent SE  
Airdrie, Alberta

MLS # A2279394



**\$649,900**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Kings Heights                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                              |               |                   |
| <b>Size:</b>     | 2,008 sq.ft.                                                          | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn                               |               |                   |

|                    |                                           |                   |    |
|--------------------|-------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace Insert, Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Other, Vinyl Siding                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Television in Lower Level, All Television Wall Mounts, Buffet in Kitchen Dinette, Outdoor Shed.

Welcome to this immaculate and charming, open floor plan home, located on a quiet crescent close to schools, walking paths, and shopping. Freshly painted throughout the main living areas, newer appliances, hardwood floors, island kitchen with breakfast bar, walk through pantry, gas fireplace, large windows, and the 3 season sun room are just a few of the features that stand out. Functionality is evident throughout the home and is apparent in the upper level featuring a bright and spacious bonus room with a sectioned area perfect for a computer desk, homework or craft area. Down the hall from the bonus room you will find 2 bedrooms, a full 4 piece bath and the master bedroom which includes a walk in closet, a 5 piece ensuite offering dual vanities, a stand alone shower and for relaxation, a jetted soaker tub. The fully finished lower level, offers even more living space with a massive rec room featuring an electric fireplace, a full 3 piece bathroom, a large walk in storage room which could become a walk in closet with the potential addition of a 4th bedroom in this area. Pride of ownership is evident in this property and you will enjoy peace of mind knowing the dishwasher, electric stove, washer and dryer were all replaced in 2024 and the refrigerator in 2023 and not there is a gas outlet behind the current stove. A beautiful property that is a pleasure to view!