

**1218 Kingston Crescent SE**  
**Airdrie, Alberta**

**MLS # A2163455**



**\$776,900**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,180 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Drive Through, Oversized, RV		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Garden, Underground Sprinklers, Rectangular Lot		

<b>Heating:</b>	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>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Come and discover this warm charming house, situated in a perfect corner lot across the park. 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. 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.