



**GRASSROOTS**  
REALTY GROUP

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**1210 Kingston Crescent SE**  
**Airdrie, Alberta**

**MLS # A2262277**



**\$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, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

<b>Heating:</b>	Electric, 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, Soaking Tub, Walk-In Closet(s)

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

This home is absolutely immaculate and nestled on a quiet crescent in the heart of King's Heights, close to schools, walking paths, pond and shopping! This charming 3 bedroom, 3 and a half bath, fully developed home offers the perfect blend of comfort, style and location! Freshly painted throughout the main living areas, the interior exudes a bright, clean and modern open plan that is functional and move in ready. Step inside to discover a spacious main floor, featuring hardwood floors, a bright and inviting living room with built in speakers, a corner gas fireplace and large windows all open to the island kitchen with breakfast bar and dining area with views to the rear yard. One of the "stand out" features of this home is the spacious 3 season sun room, providing additional living space and an ideal area to enjoy relaxing with your coffee in the morning, entertaining or dining throughout the warmer months. On the upper level, functionality is evident in the spacious and bright bonus room with a designated 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 bathroom and the master bedroom with walk in closet, and 5 piece ensuite with separate vanities, shower and jetted soaker tub, it is a retreat that will not disappoint. The fully finished lower level, offers even more living space, featuring a massive recreation room with electric fireplace, built in storage, and a modern 3 piece bathroom. Pride of ownership is evident throughout this property, and you will enjoy peace of mind knowing the built in dishwasher, electric stove, washer and dryer were replaced in 2024 and the refrigerator in 2023 and note there is a gas outlet behind the current stove. A beautiful property sure to impress!