



GRASSROOTS
REALTY GROUP

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**1065 Kingston Crescent SE
Airdrie, Alberta**

MLS # A2272165



\$589,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2nd refrigerator, TV mounts

Welcome home to this beautifully kept family home on a quiet street in Airdrie with almost 2200 sq ft of living space! Just a short walk to parks, ponds, skating rink, soccer fields, wide-open green spaces and nearby schools. Step inside to an inviting, open-concept main floor with 9 ft ceilings, built-in speakers, a gas fireplace and an abundance of windows that keep everything bright and cheerful. The kitchen offers granite counters, plenty of cabinet space and a generous dining area, plus a handy desk/workstation area on the main floor. Upstairs you'll find three comfortable bedrooms, convenient upper laundry, a large full bathroom with door to the bedroom, and a spacious primary suite with a walk-in closet and a large ensuite featuring a jetted corner soaker tub, makeup area, and separate shower. The basement is fully finished with permits and feels like its own retreat, complete with a kitchenette, cool concrete countertops, slate flooring, warm wood (cedar-style) ceilings, a cozy living area, full bathroom, 4th bedroom and great storage. This home offers the potential to easily add a side entrance, allowing access to the basement that way, if desired. Outside, enjoy morning coffee on the charming front veranda, and summer evenings on the back deck surrounded by fruit trees and mature landscaping that provide privacy and a peaceful setting. The heated garage with an extra-tall overhead door offers fantastic space for trucks, toys and projects. Immaculately maintained and move-in ready, this home is set up perfectly for its next family to move in and enjoy. Book a showing today!