



**GRASSROOTS**  
REALTY GROUP

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**1121 Kingston Crescent SE  
Airdrie, Alberta**

**MLS # A2273731**



**\$739,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Landscaped		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** 8 person hot tub built in , with jets , Gazebo and and extended deck with two GAS connections valued at \$ 35000, Heated garage, \$(5500), Breta outdoor all season house decor lights( 5000), Brand new carpet

FANTASTIC HOME " 4 BEDROOMs, PLUS 2 DOWN, HOME ACROSS FROM PARK,GREAT VALUE, FEATURING 2460 SQ. FT. [EXPANDED FROM ORIGINAL PLAN] " SPACIOUS " [KING SIZE BED] MASTER BEDROOM & "SPA-LIKE" 6PCE. ENSUITE, TOTAL OF 4 BATHROOMS, HUGE BONUS ROOM AND UPSTAIRS LAUNDRY. BRIGHT AND CHEERY GREAT ROOM WITH COZY CORNER GAS FIREPLACE ON MAIN PLUS A ROOMY DEN, WALK THRU PANTRY, CHEFS KITCHEN WITH BUILT IN OVENS, GRANITE BREAKFAST BAR, AND A SPACIOUS DINING AREA WITH ENTRY TO DECK AND A DELIGHTFUL BACK YARD. "" BONUS - BACK LANE WITH RV PARKING "" OVERSIZE DOUBLE ATTACHED GARAGE FULLY FINISHED WITH 8FT.HIGH DOOR AND EXTRA WIDE FRONT DRIVEWAY TO PARK 3 VEHICLES. ""DEVELOPEMENT DOWN INCLUDES FAM/RM - GAMES/RM COMB. TWO MORE BEDROOMS WITH LARGE WINDOWS PLUS BUILDER DEVELOPED 4PCE BATH DOWN, CENTRAL AIR CONDITIONING, VACU-FLO THRUOUT, AND LOTS OF STORAGE ROOM. WALKING DISTANCE TO SCHOOL AND PLAYGROUND. SELLER MOTIVATED--GREAT VALUE Enjoy endless entertaining options with a full-sized deck that seamlessly connects to the Hot Tub and Gazebo this outdoor space is perfect for creating lasting memories. This is the perfect family home in the desirable Kings Heights community, offering an unparalleled blend of luxury, comfort, and convenience. Garage Heater and permanent LED GEM Lights. Don't miss the chance to make this dream home yours &ndash; call today to book your private viewing!