

**1153 Kingston Crescent SE**  
**Airdrie, Alberta**

**MLS # A2295607**



**\$765,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,337 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** none

**OPEN HOUSE - APRIL 12TH (SUNDAY) 2PM - 4PM** STUNNING FAMILY HOME IN A QUIET CUL-DE-SAC WITH OVER 2300 SQ FT + FULLY DEVELOPED BASEMENT! Welcome to this beautifully upgraded 2337 SQ FT HOME WITH A FULLY DEVELOPED BASEMENT, perfectly located in a SAFE AND PRIVATE CUL-DE-SAC, ideal for families seeking space, comfort, and functionality. The main floor features a bright and open layout with LARGE WINDOWS FOR AMPLE NATURAL SUNLIGHT, a DEDICATED OFFICE, and a spacious living area. The stunning KITCHEN WITH STAINLESS STEEL APPLIANCES, UPGRADED CABINETRY, and an OVERSIZED KITCHEN ISLAND WITH EXTRA STORAGE UNDERNEATH is perfect for both everyday living and entertaining. The WALK-THROUGH PANTRY adds convenience for easy grocery stocking. A 2-PIECE POWDER ROOM and a thoughtfully designed MUDROOM WITH BUILT-IN BENCH AND HOOKS complete the main level. Upstairs offers 4 SPACIOUS BEDROOMS PLUS A BONUS ROOM WITH VAULTED CEILINGS, providing plenty of room for the entire family. The PRIMARY BEDROOM FEATURES A 5-PIECE ENSUITE WITH DUAL VANITY, while a 4-PIECE MAIN BATHROOM serves the additional bedrooms. Enjoy premium upgrades including BUILT-IN SPEAKERS ON ALL LEVELS (BASEMENT, MAIN & UPPER FLOORS), as well as OUTDOOR SPEAKERS ON THE DECK, creating the perfect setting for entertaining indoors and out. The home also features LUXURY VINYL PLANK (LVP) FLOORING THROUGHOUT, offering durability and waterproof convenience. The FULLY DEVELOPED BASEMENT includes an additional BEDROOM, a WET BAR, FULL BATHROOM, and BUILT-IN SHELIVING, making it ideal for guests, extended family, or entertaining. Step outside to your private

backyard with a DECK, GAZEBO, AND RV PARKING WITH BACK ALLEY ACCESS—a rare and valuable combination. The home also includes a FRONT ATTACHED DOUBLE CAR GARAGE WITH ADDITIONAL STORAGE SHELVING. Located directly across from a KIDS’S PARK, and just steps away from a BEAUTIFUL WALKING TRAIL WITH TWO LARGE PONDS RIGHT BEHIND THE HOME, this property offers the perfect balance of nature and convenience. Enjoy WALKING DISTANCE TO KINGSVIEW MARKET for all your daily needs. LOCATION IS EVERYTHING. Enjoy an effortless commute with quick connections to QEII, putting Calgary just minutes away and CrossIron Mills even closer. Whether you're exploring nearby walking paths or accessing public transit, everything you need is right at your doorstep. This home truly offers the perfect blend of SPACE, UPGRADES, LIFESTYLE, AND LOCATION. DON’T MISS THIS INCREDIBLE OPPORTUNITY!