

1198 Kingston Crescent SE
Airdrie, Alberta

MLS # A2301393



\$639,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,132 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry		

Inclusions: Security system hardware, Tv Mount & Bracket(2), Phantom Screen on back door(as-is), Storage Shed, Garden Boxes

Welcome to 1198 Kingston Crescent SE in Airdrie, where space, upgrades, and lifestyle all come together. This is the kind of home that just feels right the second you pull up… and the kind of street where the kids still play outside (“CAR!!!… game off… okay, game on!”). This fully finished 2 storey offers over 2,100 sq ft above grade with a layout that just works. The main floor features a bright, open living space, dedicated home office, and a kitchen/dining area that flows seamlessly to the backyard, perfect for everyday living and entertaining. You’ll also appreciate the brand new vinyl plank flooring throughout the main level and a new hot water tank (March 2026) for added peace of mind. Upstairs offers 3 spacious bedrooms, including a well appointed primary retreat, plus a bonus room ideal for family movie nights or a kids’ hangout and the convenience of upstairs laundry. The fully finished basement adds even more flexibility with a 4th bedroom, additional living space, and room for guests, a gym, or a media area. Step outside and you’ll see where this home really shines: featuring a massive deck with gazebo, planter boxes for gardening, and space to relax or entertain all summer long. Out front, a unique river-style water feature with a charming bridge creates standout curb appeal you won’t find just anywhere. Location is a win here...just a quick commute to Calgary with 40th Ave SE open, steps to Heloise Lorimer School and École des Hautes-Plaines (Airdrie Francophone School), and close to Kings Heights outdoor rink, soccer fields, and Lanark Landing Pump Track. Plus, all your shopping and daily amenities are just minutes away. Complete with a double attached garage, this home checks all the boxes. Bring the whole family and make this house, your home!