



31 Kingston View SE
Airdrie, Alberta

MLS # A2313360



\$879,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,702 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Landscaped, Lawn, Level, No Back		

Heating:	High Efficiency, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: ALL mounted TV's and TV mounts, ALL built-in speakers and receiver, hot tub with electric cover lift, exterior play structures, basement home theatre sound system, wall mounted punching bag and chin-up bar in gym, garage heater, garage cabinet and work bench, security system (no contract)

Welcome to 31 Kingston View SE — a stunning custom lifestyle home where modern luxury meets rustic elegance across nearly 4,000 TOTAL SQFT of professionally developed living space. Situated on a MASSIVE 92' wide pie lot in one of Airdrie's most sought-after communities, this extensively upgraded property was thoughtfully designed for elevated everyday living, entertaining, and family comfort. From the moment you enter, the craftsmanship is undeniable with rich hardwood flooring, soaring ceilings, custom lighting, built-in 5-zone speaker system, and striking architectural details throughout. The showstopping three-sided stone fireplace anchors the open-concept main floor, seamlessly connecting the dining and living spaces. The chef-inspired kitchen is loaded with upgrades including full-height cabinetry, oversized granite island, spice pull-outs, walk-in pantry, coffee bar, built-in tech station, dual wall ovens, gas cooktop, built-in microwave, chimney hood fan, SS appliances, and extensive storage. Coffered ceilings and oversized windows with custom drapery flood the space with natural light while showcasing views of the incredible backyard retreat. Upstairs features a vaulted bonus room with another gas fireplace, dedicated office space with built-in desk, and a luxurious primary suite complete with a massive walk-through dressing room featuring custom built-ins, granite vanity, skylight, and spa-inspired ensuite is extravagant with dual sinks, oversized fully tiled shower, and standalone soaker tub. Walk directly into your laundry room with added storage and large sink. The second upper bedroom includes its own walk-in closet. The fully developed basement was designed for entertaining and flexibility with a spacious rec/games area, SS wet bar/countertop and beverage cooler, standalone theatre sound

system, gym area with rubber flooring, 4pc bath and a soundproofed basement bedroom. Step outside into your private backyard oasis featuring an enclosed sunroom wired for TV and gas fireplace, stamped concrete patio with an included hot tub and electronic cover. Mature trees for added privacy, vinyl maintenance-free fencing, enclosed dog run with direct garage access, roughed-in irrigation, storage shed, and incredible custom-built castle and playhouse with slide (included). Additional upgrades include a BRAND NEW ROOF, heated garage with built-in shelving, workbench, dual furnaces, central A/C, recently serviced tankless water heater, PHYN smart water management system with nightly pressure testing and app monitoring, multiple exterior gas hookups, fireplace all on thermostats, custom built-ins throughout, and included mounted TV's including the main floor picture-frame TV! This is more than a home — it’s a fully customized luxury lifestyle property offering warmth, sophistication, smart-home functionality, and unforgettable indoor-outdoor living.