



**1182 Kingston Crescent SE  
Airdrie, Alberta**

**MLS # A2324118**



**\$889,000**

<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,522 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	NA		

Welcome to this stunning, 5-bedroom, 3.5-bathroom family home offering more than 3,500 sq. ft. of thoughtfully designed living space. This exceptional property is located in the highly sought-after community of Kings Heights. Step inside to discover a spacious front foyer, soaring 10-foot ceilings, rich hardwood flooring, and an inviting open-concept layout. The bright and airy living room is filled with natural light and features a cozy gas fireplace, custom built-in bookshelves, and a charming window seat—perfect for relaxing with a book or enjoying your morning coffee. The beautifully appointed kitchen is designed for both everyday living and entertaining, showcasing slate flooring, granite countertops, dark cabinetry with under-cabinet lighting, stainless steel appliances including a gas stove, and a convenient walk-through pantry. The adjoining dining area easily accommodates a large table, making it ideal for family gatherings and special occasions. Upstairs, you’ll find a spacious bonus room with vaulted ceilings, large windows, custom blinds, in-ceiling speakers, and home theatre wiring, creating the perfect space for movie nights and family entertainment. The impressive primary retreat offers vaulted ceilings, another built-in window seat, a large walk-in closet, and a luxurious 5-piece ensuite complete with dual sinks, ample storage, a soaker tub, and a separate shower. Two additional generously sized bedrooms, a stylish 4-piece bathroom with granite countertops, and a convenient upper-level laundry room complete this floor. The fully developed 2 bedroom legal basement suite features 9-foot ceilings and is currently an air b and b, its equipped with in-ceiling speakers and home theatre connections. Outside, enjoy a beautifully designed backyard featuring a large deck with glass railings, outdoor speakers, underground sprinklers, and a

maintenance-free fence, allowing you to spend more time enjoying your outdoor space. Located close to schools, parks, walking paths, greenspaces, and a wide range of amenities, this exceptional Kings Heights home offers the perfect combination of space, comfort, and convenience. Don't miss your opportunity to make it yours, book your showing today!