



GRASSROOTS
REALTY GROUP

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1153 Kingston Crescent SE
Airdrie, Alberta

MLS # A2330867



\$749,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Flag Lot, Garden, Lawn, Level, Low Maintenance		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hot tub		

Nestled in a quiet cul-de-sac directly across from a neighborhood park, this immaculately maintained two-storey residence delivers over 3,360 sqft of fully developed, beautifully updated living space. Equipped with central air conditioning, the home welcomes you with luxury vinyl plank flooring that sets a sophisticated tone throughout. The main floor centers around a light-filled open concept framed by expansive windows that draw in generous sunshine. A dedicated home office sits near the entrance, offering a quiet workspace before the floor plan transitions into an inviting living room anchored by a cozy gas fireplace. Just beyond, the stunning gourmet kitchen stands out as an entertainer's dream—complete with stainless steel appliances, warm upgraded cabinetry, a walk-through pantry, and an oversized island featuring extra storage alongside breakfast bar seating. The adjoining dining area flows seamlessly from the kitchen while offering pleasant views of the backyard. Practical daily needs are gracefully met by a main-floor powder room and a thoughtfully designed mudroom fitted with built-in bench seating and storage hooks. Upstairs, a spacious bonus room with soaring vaulted ceilings offers a versatile secondary gathering area. The primary retreat acts as a private sanctuary, featuring a spa-inspired 5-piece ensuite with dual vanities, a walk-in shower, a relaxing soaker tub, and a generous walk-in closet. Three additional well-proportioned bedrooms share a full 4-piece bath, while a dedicated upper-level laundry room adds welcome convenience to the family layout. The fully developed basement extends your living options even further, making it ideal for guests, multi-generational families, or large gatherings. It hosts an expansive family room with built-in shelving, a wet bar with a kitchenette, a fifth bedroom, and a 4-piece bathroom. Every corner of this

home is elevated by premium finishes, including built-in speakers integrated across all three levels as well as out on the deck. Outside, the sunny, south-facing backyard is fully fenced for kids and pets to play safely. Host effortless outdoor gatherings under the gazebo, barbecue on the deck, or utilize the rare combination of RV parking with convenient back-alley access. A front-attached double garage with extra storage shelving, along with room for two additional vehicles in the driveway, rounds out the property's impressive functionality. Location truly sets this address apart. Nature surrounds you with a walking trail leading to two picturesque ponds directly behind the property, while daily essentials at Kingsview Market are just a short stroll away. Commuters will appreciate quick connections to the QEII Highway & Calgary, plus Cross Iron Mills is just minutes away, and public transit close by. Combining exceptional space, modern upgrades, and an unbeatable location, this home represents a rare opportunity for effortless family living. Book your showing today!