



GRASSROOTS
REALTY GROUP

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1060 KINGSTON Crescent SE
Airdrie, Alberta

MLS # A2349263



\$769,900

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Pantry, Wet Bar		

Inclusions: N/A

Welcome to living like a KING in the highly sought-after community of Kings Heights. This beautifully upgraded and meticulously maintained 2-storey residence offers an exceptional blend of style, thoughtful design, and living space, with 3 bedrooms, 4 bathrooms, a fully developed basement, and a 19x21 double attached garage featuring durable epoxy flooring. From the moment you step inside, the home's elevated finishings and attention to detail are evident. The main level showcases an impressive open-concept design with soaring 9' ceilings, fresh paint, pot lighting, upgraded blinds, elegant wrought-iron railings, and beautiful hardwood/laminate flooring throughout—no carpet on the main or upper levels. The gourmet-inspired kitchen is the heart of the home, featuring an oversized island with seating for four stools, extensive cabinetry and countertops, a corner pantry, all flowing effortlessly into the dining and living areas. A sophisticated main-floor office/den, enclosed by French doors, offers a reading room, or flex space. The open living area is perfectly suited for both intimate evenings and effortless entertaining. Upstairs, a spectacular vaulted bonus room with huge windows, creates an inviting retreat for family movie nights, relaxation, or play. A custom built-in window bench adds both character and functionality. The spacious primary suite is a true retreat, featuring vaulted ceilings, a private 9x3 balcony, and a generous walk-in closet outfitted with professional organizers. The second bedroom also offers its own walk-in closet, Large 3rd bedroom, while the upper-level laundry room provides exceptional convenience with built-in cabinetry. The fully finished basement extends the living experience with a spacious recreation/living area, wet bar, open bedroom area, full bathroom, and abundant natural light through oversized sunshine

windows. Brand-new basement carpet creating an ideal space for guests, teenagers, entertaining. Outdoor living is impressive. The professionally landscaped backyard features a 9x9 composite deck directly off the dining area, stamped concrete patio, large fire pit area, and a large storage shed. Home Backs onto Green space and pathway. Year-round Gemstone exterior lighting enhances the home's evening ambiance while providing beautiful curb appeal in every season. Ideally positioned in Kings Heights, residents enjoy pathways, ponds, playgrounds, nearby schools, and a variety of convenient amenities. Every detail of this exceptional residence has been thoughtfully considered, creating a home that is as functional as it is beautiful. This is an opportunity to experience elevated family living in one of the community's most desirable settings.