



GRASSROOTS
REALTY GROUP

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589 Morningside Park SW
Airdrie, Alberta

MLS # A2240811



\$509,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,476 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-L
Utilities:	-

Inclusions: Two Storage Sheds are Negotiable

Located in the popular community of Morningside, this well-maintained two-storey home offers a sunny south-facing backyard and excellent access to CrossIron Mills and the Calgary International Airport. It's also conveniently close to schools, making it ideal for families. The full-width front porch provides a great place to relax or watch the kids walk to and play at the nearby park, and inside you'll find a spacious front entry that opens into an inviting main floor featuring brand new carpet in the living room, a gas fireplace, and large windows that fill the space with natural light. The kitchen includes new stainless steel LG appliance package, plenty of cabinetry, a flush island, and backyard views, while the dining area comfortably fits a full-sized table and includes a built-in nook currently used as a home workspace. Upstairs you'll find three bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite, plus an upper-level laundry room. Both additional bedrooms also feature walk-in closets. The basement is partially finished with completed framing, a full 4-piece bathroom already installed, and remaining work that includes connecting the plumbing, finishing electrical, and completing drywall, flooring, and paint. The sunny backyard includes a poured aggregate patio and sidewalk, and the rear concrete parking pad provides off-street parking and is ready for a future garage.