



GRASSROOTS
REALTY GROUP

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**335 Morningside Crescent SW
Airdrie, Alberta**

MLS # A2276560

\$775,000



Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,558 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-13-A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Separate Entrance		

Inclusions: Second fridge and stove in basement, washer /dryer combo in basement

2558 Square feet with developed walkout on a corner lot with tons of parking! For a multigenerational family or legal suite potential , it does not get better than this. (Suite is currently not legal but could be easily brought up to meet codes- subject to city approval.) This home has been nicely upgraded in the past 5 years with paint through out including kitchen cabinets, new carpet, new appliances, new pot lights , new flooring in upstairs bathrooms, 2 new Ecobee thermostats , new backslash tile and tub surround in bathrooms. The list goes on. This home boasts very large rooms on all 3 levels with high ceilings and large windows for natural daylight. The main floor is elegantly laid out with a spacious office at the entrance, an entertainer's dream kitchen with newer stainless steel appliances , a very large pantry and a comfortable living room with fireplace. The same goes for the upstairs area, with a large primary with ample room for a king sized bed AND the furniture. The finished walkout basement is huge with high ceiling, large windows as seen on the main floor, full kitchen, bathroom, separate laundry and a large bedroom. The garage is enormous at 27x23 feet - 2 full sized trucks could easily fit here with room to work. The massive driveway as well as corner parking will surely accommodate a large family's needs. Do not hesitate to book your showing on this exceptional property.