



**335 Morningside Crescent SW  
Airdrie, Alberta**

**MLS # A2284365**



**\$739,000**

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

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	DC-13-A
<b>Utilities:</b>	-

**Inclusions:** window blinds

2558 Square feet with developed walkout on a corner lot with tons of parking! For a multigenerational family or illegal suite potential to be legal, it does not get better than this. ( illegal Suite , currently 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 , new carpet, new appliances, new pot lights , new flooring in upstairs bathrooms, 2 new Ecobee thermostats , new backslash tile and tub surround in bathrooms. Trex composite decking on front porch entrance, central vacuum system, wifi controlled irrigation system, front and back yards , custom feature wall in front office . 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, 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.