



**407 Morningside Crescent SW
Airdrie, Alberta**

MLS # A2287502



\$629,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-13-A
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV Bracket & Arm in Bonus Room, Mini Fridge.

Elevated style, thoughtful upgrades, and family-friendly living on a quiet street! Where mature trees, privacy, and exceptional spaces come together to create a home that truly stands apart. From the stunning renovated Kitchen to the soaring cathedral Foyer and beautifully FINISHED BASEMENT, every inch of this home has been designed to impress. Out front you'll appreciate the SOUTH facing and perfectly landscaped front yard shaded by a mature tree, a large driveway, and a heated Double Attached Garage. Inside, the dramatic cathedral-style foyer creates an unforgettable first impression, while ' ceilings and durable modern laminate flooring flows throughout the open-concept main floor. The FULLY RENOVATED Kitchen is truly the showstopper, featuring floor-to-ceiling white cabinetry, quartz countertops, tiled backsplash, recessed lighting, pendant lighting over the oversized eat-up island, and even a built-in beverage fridge—a dream setup for hosting or everyday living. The bright Dining nook is anchored by a large window overlooking the private backyard and offers direct access to the huge back deck, with sleek metal railings - perfect for summer evenings. The thoughtfully landscaped yard is fully fenced with lots of MATURE TREES for added privacy, complete with a stepping-stone pathway and a dedicated gravel DOG RUN, making it as functional as it is inviting. Just off the Kitchen & Dining nook is a large Living Room that offers warmth and character, with a striking stone-faced gas fireplace and mantle. Also on the main-level is a Mudroom with an organized closet, Laundry Room with an opening window, and a renovated 2-pc Powder Room with quartz counters. Upstairs, you're welcomed first by a bright and spacious Bonus Room filled with large windows, creating the perfect retreat and additional living space. The Primary Suite

is a true sanctuary, featuring a large Bedroom, WALK-IN CLOSET, and a luxurious 5-pc Ensuite with dual vanities, full-length mirror, SOAKER TUB beneath the window, and walk-in shower. Two additional Bedrooms complete the upper level, including one with its own walk-in closet, along with a well-appointed 4-pc bathroom. The fully finished Basement extends your living space even further, designed for comfort with cozy carpet, bright recessed lighting, large windows, a massive versatile Recreation / Family Room, an oversized Bedroom, and a huge 3-pc bathroom with corner walk-in shower — ideal for guests, teens, or multi-generational living. This home also boasts central A/C and a heated Garage for year round comfort and ease! All set within Morningside, where scenic pathways, peaceful ponds, and family friendly streets create the perfect backdrop for everyday life…This is the complete package you’ve been waiting for!