



**202 Morningside Gardens SW  
Airdrie, Alberta**

**MLS # A2287525**



**\$535,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Morningside   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,110 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Blinds.  |                   |      |

OPEN HOUSE SATURDAY, MARCH 21ST FROM 1-3 PM. This charming 3 bedroom bi level in Airdrie's desirable Morningside community has been beautifully updated and is truly move in ready. Luxury, durable vinyl plank flooring and fresh paint span the main level, setting the tone for the bright living room with vaulted ceiling & cozy gas fireplace, a spacious dining area perfect for hosting family and friends, and a refreshed kitchen featuring quartz countertops, abundant storage, and brand new stainless steel appliances. The primary bedroom offers a walk in closet and a nicely updated 4 piece ensuite complete with new tile, faucets, shower kit, and a built in medicine cabinet. Two additional bedrooms and an updated 4 piece main bath provide comfortable space for kids, guests, or a home office. Thoughtful upgrades continue throughout the home, including flat painted ceilings, new blinds, custom closet organizers, solid interior doors, updated baseboards and casings, black hardware, new electrical outlets and switches, and modern lighting throughout—including recessed lighting. The walk up basement is an excellent blank canvas, ready for your future development plans to add even more living space. Outside, enjoy a sunny south facing backyard that has been newly landscaped with a stone patio, rock beds, trees, and fresh sod. A double detached garage plus an additional parking pad adds convenience and easy parking year round. Ideally located close to shopping, schools, parks, and with quick access to QE II, this home offers comfort, style, and convenience. Immediate possession is available.