



**564 Morningside Park SW
Airdrie, Alberta**

MLS # A2292272



\$525,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Morningside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,323 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows | | |
| Inclusions: | N/A | | |

Welcome to this immaculate Shane Homes built three-bedroom two storey, nestled on a quiet, tree-lined street in the heart of Morningside, one of Airdrie's most beloved and well-established communities. From the very moment you pull up, the pride of ownership is unmistakable, and the lifestyle this home offers is one that growing families and first-time buyers dream about finding. A generously sized foyer sets a warm and inviting tone as you step inside, flowing into a bright and sun-filled living room anchored by a stunning corner gas fireplace with an elegant tile surround. Whether you are curling up on a cold winter evening or hosting friends for a relaxed weekend gathering, this is a space that wraps around you and instantly feels like home. The kitchen is truly where this home comes alive. Thoughtfully designed for everyday family living and effortless entertaining, it showcases a central island, a charming built-in recipe and coffee station, a generous corner pantry, and an impressive abundance of cupboard and counter space that will delight any home cook. The spacious dining area flows seamlessly from the kitchen, creating the open and connected feel that families love. Step through to your private backyard and onto the large deck, complete with a built-in bench, perfect for summer barbecues, morning coffees, and long warm evenings with the people who matter most. Upstairs, the primary retreat is a true sanctuary, featuring a walk-in closet with custom built-in shelving, a TV hookup for relaxing evenings in, and a full ensuite. The second bedroom also benefits from its own built-in closet shelving, offering smart and well-organised storage from day one. A third bedroom, a full bathroom, and a generous linen closet round out the upper level with thoughtful practicality that families truly appreciate. The lower level is partially developed with a bedroom used as a home

office, a private laundry area, and framing and electrical already underway, giving you a solid head start to finish it your way. The home is hardwired throughout for internet, a feature remote workers, students, and connected families will love, ensuring fast and reliable connectivity in every room without relying on WiFi alone. Stay comfortable year-round with central air conditioning, making those warm Airdrie summers a genuine pleasure. For anyone who loves their vehicles or craves serious workshop space, the heated double car garage is a true showstopper, boasting soaring 12-foot ceilings, impressive 8-foot garage doors, and 220V wiring, a mechanics dream and perfect setup for any car enthusiast or hobbyist. Morningside delivers scenic pathways, parks, excellent schools, and everyday shopping within easy reach, with quick access to Highway 2 making commutes to Calgary effortless. Whether you are a young family planting roots, a first-time buyer stepping into ownership, or a car enthusiast in search of the perfect garage, this is the home you have been waiting for. Welcome home.