



**520 Morningside Park SW  
Airdrie, Alberta**

**MLS # A2300300**



**\$525,000**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Paved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Open House Sunday April 12th 11:00 am - 1:00pm. Start each day on the expansive south-facing front porch where sunshine and neighborhood charm set a welcoming tone. Positioned kitty-corner to a green space and a walking path, this move-in ready home blends everyday comfort with immediate access to outdoor enjoyment. Step inside to an open-concept main level where durable laminate flooring and added pot lighting enhance both function and brightness. Relaxation is invited in the living area where oversized windows draw natural light inward, shaping a comfortable setting suited to quiet evenings or time spent with guests. Effortlessly prepare meals in the beautiful, chef's dream kitchen where quartz counters, a waterfall island and stainless-steel appliances bring together style and practicality. Hosting is simplified in the adjacent dining area that keeps conversation flowing while maintaining clear sightlines across the main level. Daily routines are easily organized at the rear mudroom, where a privately tucked away powder room lets you easily clean up upon entry. The laminate flooring carries through to the upper level with no carpet, contributing to easy maintenance and a cohesive look. At the end of the day, recharge in the primary retreat that accommodates a walk-in closet and a private ensuite for a true owner's escape. Two additional bedrooms introduce flexibility for family living, overnight visitors or a dedicated workspace, while a full 4-piece bathroom completes the upper level. Plan future possibilities in the unfinished basement that presents generous storage along with space ready for customization. Enjoy time spent outdoors on the large 2-tier deck that encourages barbecues and seasonal downtime while the fenced yard gives kids and pets room to play freely. Park vehicles securely in the double detached garage accessed from the paved back

lane, adding everyday convenience. Phenomenally located within walking distance to nearby shops, pathways and parks while quick connections to schools and Yankee Valley Boulevard support an easy commute. Truly an outstanding location for this beautiful, move-in ready home!