



2435 MORRIS Crescent SE
Airdrie, Alberta

MLS # A2156967



\$680,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,907 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, hot tub

This beautifully upgraded home features a walkout basement backing onto a serene walking path, pond, and green space. The east-facing backyard is perfect for morning coffee on the sunlit balcony or covered patio, where you can enjoy stunning views and, if you're lucky, spot a passing herd of moose. Inside, a grand entrance with vaulted ceilings opens to a living room filled with natural light from large west-facing windows, a dining area that seats six, and a spacious kitchen with two peninsula islands—one with a butcher's block and the other with granite. From the kitchen and breakfast nook, step out onto the expansive glass-paneled balcony, ideal for outdoor furniture and a BBQ, and take in the breathtaking views. Upstairs, the primary bedroom offers his and her walk-in closets and a private three-piece ensuite. The upper level also includes a second bedroom with a walk-in closet, a main four-piece bathroom, and a laundry chute to the mudroom below. The lower-level great room is above grade, with large windows facing the backyard and a cozy gas fireplace with built-ins. This level also includes a versatile den that can serve as a home office or a fourth bedroom. The mudroom provides ample storage, a laundry area, and access to the double attached garage, which has an electric heater and a gas line available. The walkout basement is perfect for entertaining, with a family room leading to a covered patio area and a year-old hot tub. This level also features a third bedroom with a walk-through closet to a private two-piece ensuite. The spacious backyard offers plenty of room for kids and pets to play, with direct access to the walking path. The home is finished with high-quality carpets, solid doors, and electric heated floors in the three main bathrooms and kitchen. Homes with views like this are rare. Don't miss out!

miss your chance to see this exceptional property!