



GRASSROOTS
REALTY GROUP

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316 Morningside Crescent SW
Airdrie, Alberta

MLS # A2209135



\$639,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,888 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Interior Lot, Landscaped, See Remarks, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained gem, proudly owned by its original owner, offering a perfect blend of modern comfort and classic charm in a desirable family-friendly neighborhood. With both elementary and secondary schools close by, you'll have everything you need right at your doorstep. Step into a spacious open floor plan that is perfect for both entertaining and everyday living, featuring high ceilings and large windows that create an airy and light-filled atmosphere throughout the home. The living area includes a stylish gas fireplace, adding warmth and character. The kitchen is a standout feature with its new quartz countertops, upgraded tiles, and to-the-ceiling cabinets, offering ample storage and a sleek, modern look. A convenient pantry provides additional storage, and main level laundry adds practicality to your daily routine. Upstairs, you'll find a versatile family room, ideal for relaxation or gatherings, and generously sized bedrooms that provide plenty of space for personalization. The massive landscaped backyard includes a deck, perfect for outdoor entertaining and relaxation, while the daylight-bright basement offers an unfinished area with extra windows, ready for your customization. With fresh paint and new hardwood and carpet flooring throughout, this move-in-ready home is as stylish as it is comfortable. Enjoy the benefits of a no-animal, non-smoking environment, and the convenience of a front attached double garage for ample parking and storage. This home is ideal for growing families, offering spacious rooms, modern amenities, and an expansive backyard. Don't miss out on this exceptional opportunity—schedule your viewing today and make this house your forever home!