



THE
A-TEAM

**RE/MAX
FIRST**

49 MORNINGSIDE Bay, Airdrie T4B 0K6

MLS® #: **A2158236**

Area: **Morningside**

Listing Date: **08/23/24**

List Price: **\$649,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,596 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,883**
Low Sqft:
Ttl Sqft: **1,883**

DOM

90
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 5`9"
Foyer	Main	12`6" x 9`3"
Living Room	Main	16`3" x 16`1"
4pc Bathroom	Upper	8`8" x 5`0"
Bedroom	Upper	11`0" x 11`10"
Family Room	Upper	18`1" x 17`8"

Room	Level	Dimensions
Dining Room	Main	12`2" x 9`0"
Kitchen	Main	12`2" x 11`1"
Mud Room	Main	7`11" x 9`3"
4pc Ensuite bath	Upper	8`4" x 8`11"
Bedroom	Upper	12`3" x 10`2"
Bedroom - Primary	Upper	14`6" x 18`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0710893

Remarks

Pub Rmks:

**** Stunning Renovation with Luxurious Finishes ** 1883 SqFt | Spacious Open Floor Plan | High Ceilings | Chef's Kitchen | Full Height Cabinets | Quartz Countertops | Pantry | Gas Fireplace | Large Windows | Main Level Laundry | Upper Level Family Room | Large Bedrooms | Massive Backyard | Deck | Front Attached Double Garage | Driveway | Cul-de-sac | Family Friendly Neighbourhood. Welcome to this gorgeous family home renovated with luxury, style and comfort in mind. Open the front door to a foyer with a beautiful accent wall and closet storage. Head into the heart of the home where an open floor plan is made for entertainment. The chef's kitchen is outfitted with full height cabinets, stainless steel appliances, quartz countertops and a centre island with barstool seating. The kitchen is paired with a corner pantry for dry goods storage. The dining room has sliding glass doors that lead to the large deck and yard making indoor/outdoor living easy! The living room is the perfect space to unwind; accented with a gas fireplace framed with built-in shelves. The main level is complete with a mudroom with built in storage! The mud room connects to the interior garage door and a 2pc bathroom with main level laundry. Upstairs holds 3 large bedrooms, 2 bathrooms and a great sized family room. The primary bedroom is a personal oasis with a walk-through closet and a private 4pc ensuite bathroom. The ensuite has a deep soaking tub, walk-in shower and single vanity with storage below. Bedrooms 2 & 3 are both a large with closet storage and share the main 4pc bath with a tub/shower combo. The upper level family room is an added bonus to your living space; enjoy the evenings relaxing here! Downstairs is an unfinished basement with plenty of space to grow with your family! Outside this home is a beautiful well maintained backyard with plenty of lawn space, garden beds and a large deck. This backyard is the perfect space to host a summer BBQ with friends and family! The front attached garage and driveway allow for 4 vehicles to be parked at any time! Just down the street is both Cooper's Crossing & St. Veronica Schools, parks, playgrounds and all amenities. Hurry and book a showing at this incredible home today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123