



THE
A-TEAM

**RE/MAX
FIRST**

316 MORNINGSIDE Crescent, Airdrie T4B 0C1

MLS®#: **A2162744**

Area: **Morningside**

Listing Date: **09/04/24**

List Price: **\$639,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,888**

Low Sqft:

Ttl Sqft: **1,888**

Lot Information

Lot Sz Ar: **4,693 sqft**

Lot Shape:

DOM

14

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Interior Lot,Landscaped,Street Lighting,See Remarks
Double Garage Attached,Driveway,Front Drive,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

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,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 6`10"
Foyer	Main	14`8" x 9`4"
Living Room	Main	16`9" x 16`1"
4pc Ensuite bath	Second	8`5" x 9`0"
Bedroom	Second	12`4" x 10`2"
Bedroom - Primary	Second	14`7" x 18`8"

Room	Level	Dimensions
Dining Room	Main	12`7" x 11`2"
Kitchen	Main	12`7" x 8`11"
4pc Bathroom	Second	8`7" x 5`0"
Bedroom	Second	11`0" x 11`11"
Loft	Second	18`2" x 16`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0710893

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

N/A
Royal LePage METRO

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









