



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 MORNINGSIDE Bay, Airdrie T4B 0K6**

MLS®#: **A2165865**      Area: **Morningside**      Listing Date: **09/19/24**      List Price: **\$780,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2006**      Abv Sqft: **1,660**  
 Lot Sz Ar: **8,805 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **1,660**

DOM

**0**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Level,Pie Shaped Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Electric Oven,Electric Stove,Freezer,Garage Control(s),Range Hood**  
 Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 13`5"
Eat in Kitchen	Main	15`3" x 10`8"
Bedroom - Primary	Main	16`1" x 12`2"
5pc Ensuite bath	Main	12`4" x 9`0"
Walk-In Closet	Main	7`9" x 5`11"
Family Room	Lower	21`6" x 16`5"

Room	Level	Dimensions
Dining Room	Main	12`2" x 12`0"
Breakfast Nook	Main	11`10" x 9`0"
Bedroom	Main	11`4" x 9`11"
4pc Bathroom	Main	9`10" x 4`11"
Laundry	Main	8`6" x 5`7"
Exercise Room	Lower	16`7" x 12`6"

<b>Bedroom</b>	<b>Lower</b>	<b>13`11" x 11`3"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>5`4" x 4`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`7" x 13`3"</b>	<b>Office</b>	<b>Lower</b>	<b>7`4" x 5`11"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`7" x 6`0"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>4`8" x 4`5"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R1**  
 Legal Desc: **0710893**

Remarks

Pub Rmks: **Fall in love from the moment you enter this rare gem, fully remodeled and upgraded home in the last 2 years. This fully finished bungalow features over 2900 sq ft of living space (main floor + basement) and is sitting on a MASSIVE 8806 SqFt pie shape lot with a perfect WEST sunny backyard for all your family and friends fun summer days. The main floor features soaring 10' ceilings, a formal dining room with floor to ceiling windows which leads to the open and bright modern concept of the kitchen/great room combo. The kitchen was very tastefully remodeled with every detail in mind. If you like entertaining, don't look any further! The massive island, endless amount of quartz countertops and cabinetry, the pantry and top of the line appliances will take care of all your family and friends gathering. The double patio doors off the kitchen nook eating area, the skylight, the floor to ceiling windows and the West exposure make this home incredibly bright and cheerful. The primary bedroom is a retreat on its own, which faces the west massive back yard for privacy and peace. The remodeled ensuite features a corner jacuzzi tub, beautiful double shower with glass doors, granite countertops, his and hers sink and a very large walk-in closet. Another 4 pce bath for all your guests, 2nd bedroom and main floor laundry nicely finish the main floor area. The staircase leading to the basement was also remodeled with a very modern iron railing. The basement features 2 additional bedrooms, a remodeled 3pce bath with walk-in shower. Huge recreational room with wet bar and a large game room used presently as a Gym. The West back yard is fully landscaped with putting green for all the Golf fanatics, fenced and complete with a large two tier deck and a custom shed with electricity! Truly a must see to appreciate everything this home has to offer. Why pay over a million dollars for a similar home with a builder when you can get this gem for under \$800,000. All the furniture is also for sale, completely ready to move in!**

Inclusions: **N/A**  
 Property Listed By: **Real Estate Professionals Inc.**

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











