



THE
A-TEAM

**RE/MAX
FIRST**

2435 MORRIS Crescent, Airdrie T4A2B8

MLS®#: **A2165955**

Area: **Airdrie Meadows**

Listing Date: **09/15/24**

List Price: **\$679,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1996**
Lot Information
Lot Sz Ar: **5,025 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,858**
Low Sqft:
Ttl Sqft: **1,858**

DOM

4
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Garden,Playground,Private Entrance,Private Yard,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`10" x 4`6"
Dining Room	Main	12`6" x 8`6"
Breakfast Nook	Main	12`6" x 9`11"
3pc Ensuite bath	Upper	4`11" x 9`4"
4pc Bathroom	Upper	5`3" x 7`10"
Bedroom	Upper	8`5" x 8`6"
Laundry	Lower	11`11" x 12`1"
Bedroom	Basement	11`10" x 11`4"
Furnace/Utility Room	Basement	7`2" x 9`11"

Room	Level	Dimensions
Living Room	Main	12`6" x 10`2"
Kitchen With Eating Area	Main	12`6" x 11`7"
Bedroom - Primary	Upper	12`9" x 15`6"
Bedroom	Upper	12`6" x 10`2"
Living Room	Lower	18`0" x 15`8"
4pc Bathroom	Lower	5`2" x 7`8"
Family Room	Basement	11`11" x 26`3"
2pc Ensuite bath	Basement	9`2" x 7`4"

Title: **Fee Simple**
 Legal Desc: **9611744**

Zoning: **R1**

Remarks

Pub Rmks: **This beautifully upgraded home showcases a walkout basement that backs onto a walking path, pond, trees & green space. The east facing backyard allows for you to enjoy your morning coffee sitting in the sun on your main floor balcony or yard level covered patio and take in those breathtaking views. If you are lucky you may even see herd of Moose. As you enter the home you will notice the grand entry with vaulted ceiling and open sight lines to the living room, dining room, kitchen & breakfast nook. The living room features large west facing windows that allow plenty of natural light to pour in later in the day. The dining area is large enough to fit a six seat table. The open central kitchen boasts two peninsula islands, one with butchers block counter top and the other with granite so you have plenty of counter space to prepare food, eat and entertain guests. From the kitchen and breakfast nook you can start to see the amazing views and fully appreciate them when you step out onto the expansive glass paneled balcony with room for patio furniture, fire table and bbq. The upper level you will find the primary bedroom showcasing his & her walk-in closets and three piece ensuite. Rounding out this level is the second bedroom with walk-in closet, main four piece bathroom and laundry chute to the mudroom laundry area. The lower level off the main floor is above grade which is rare for a 4-level split and is an added bonus. The great room has large windows facing the backyard and is anchored by a central gas fireplace with built-ins on either side. An excellent feature is the den that could be used as a home office or fourth bedroom as it has a large window and closet. The rear mudroom has plenty of storage, laundry area and access to the double attached front garage that has an electric heater but also has a gas line available. The walkout basement level is where you will find the family room with access to the patio featuring a covered sitting area and year old hot tub. This level also includes the third bedroom with walkthrough closet to its own two piece ensuite. The backyard gives you plenty of space to have the kids and pets run around and you have a gate to access the walking path behind the property. The homes also features high quality carpets, solid doors and electric heated floors in the three main bathrooms and kitchen. This immaculate home has 4 bedrooms and 3.5 bathrooms in total. Properties with views like this don't come up for sale often so make sure you take the opportunity to come and view it.**

Inclusions: **A/C and Hot tub**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











