



THE
A-TEAM

**RE/MAX
FIRST**

33 MORNINGSIDE Manor, Airdrie T4B 0K2

MLS®#: **A2172956** Area: **Morningside** Listing Date: **10/17/24** List Price: **\$529,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2008** Abv Sqft: **1,384**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,767 sqft** Ttl Sqft: **1,384**
 Lot Shape:

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 4`6"	Dining Room	Main	7`6" x 11`5"
Foyer	Main	5`7" x 5`0"	Kitchen	Main	11`5" x 16`0"
Living Room	Main	13`6" x 19`5"	4pc Bathroom	Second	7`6" x 4`10"
4pc Ensuite bath	Second	7`6" x 4`11"	Bedroom	Second	9`1" x 9`10"
Bedroom	Second	9`3" x 12`6"	Bedroom - Primary	Second	10`11" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714812

Zoning:
R1-L

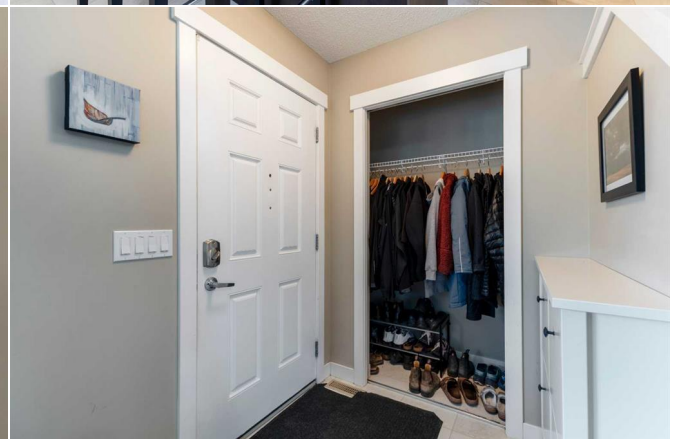
Remarks

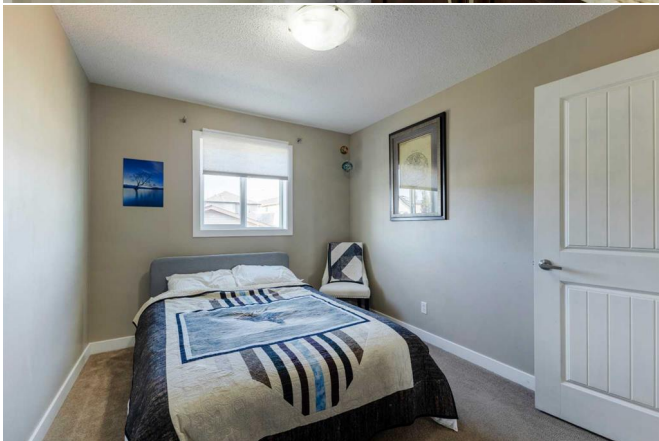
Pub Rmks: **OPEN HOUSE SUNDAY OCTOBER 20TH 2-4PM. Welcome to Morningside! This spacious and functional Shane home features a charming large front porch that invites you in. Step inside to discover an open-concept living room that seamlessly connects to a generous kitchen. Equipped with a gas stove, stainless steel appliances, and granite countertops with a breakfast bar, it's a chef's dream. The main level also includes a dining area and a convenient two-piece bath. Upstairs, you'll find three bedrooms and two full baths, including a master retreat with an ensuite bath and a walk-in closet. The laundry facilities are also conveniently located on this level. The basement is ready for your personal touch, with plumbing for a future bathroom already in place. Outside, enjoy the expansive heated double detached garage, a spacious west-facing rear deck, and a fully fenced backyard. Central air conditioning will keep you cool during the warm summer months. Last but not least this home is equipped with a photovoltaic SOLAR POWER SYSTEM meaning the owners have almost NO power bill for the entire year! This home is just steps away from a playground and St. Veronica School (K-6), and a quick three-minute drive to shopping, restaurants, and medical services. With easy access to Calgary and the airport from the new 40 Avenue Exchange, this property won't last long!**

Inclusions:
Property Listed By: **Solar panel system
CIR Realty**

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









33 Morningside Manor SW, Airdrie, AB

Main Floor Exterior Area 712.55 sq ft
Interior Area 652.37 sq ft



PREPARED: 2024/10/17

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

33 Morningside Manor SW, Airdrie, AB

2nd Floor Exterior Area 671.67 sq ft
Interior Area 613.99 sq ft



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33 Morningside Manor SW, Airdrie, AB

Basement (Below Grade) Exterior Area 651.01 sq ft
Interior Area 578.50 sq ft

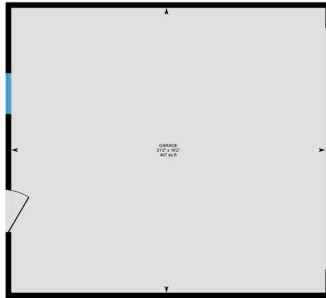


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33 Morningside Manor SW, Airdrie, AB

Detached Garage Exterior Area 437.79 sq ft
Interior Area 408.93 sq ft



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