



THE
A-TEAM

**RE/MAX
FIRST**

2435 MORRIS Crescent, Airdrie T4A2B8

MLS®#: **A2184707**

Area: **Meadowbrook**

Listing Date: **01/08/25**

List Price: **\$668,800**

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: **1,907**
Low Sqft:
Ttl Sqft: **1,907**

DOM

14
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,Greenbelt**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Dog Run,Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|----------|-----------------|
| Living Room | Main | 12`5" x 12`2" |
| Dining Room | Main | 7`11" x 6`8" |
| Bedroom | Main | 8`6" x 8`5" |
| Bedroom | Second | 12`4" x 9`3" |
| Family Room | Lower | 15`11" x 11`10" |
| 2pc Bathroom | Basement | 5`6" x 3`10" |
| Laundry | Main | 6`1" x 4`5" |

| Room | Level | Dimensions |
|------------------|----------|----------------|
| Kitchen | Main | 12`5" x 12`3" |
| Family Room | Main | 17`11" x 14`3" |
| Bedroom | Second | 14`7" x 12`8" |
| 4pc Bathroom | Second | 7`10" x 5`2" |
| Bedroom | Basement | 11`10" x 11`4" |
| 3pc Ensuite bath | Second | 9`3" x 4`10" |
| 4pc Bathroom | Main | 7`7" x 5`1" |

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

Zoning: **R1**

Remarks

Pub Rmks: ***** OPEN HOUSE Sunday Jan. 12 1:00 - 4:00 pm *** Welcome to this beautiful designed 4 LEVEL SPLIT home located on a serene and quiet street. This property is ONE OF A KIND offering a perfect blend of MODERN DESIGN and FUNCTIONAL living spaces. It is a classic generational floor plan with separate entrance options, ideal for growing families and extended family. The main highlights of this house include VAULTED CEILINGS along the main floor // WALKOUT basement with a covered patio // AMAZING VIEW of the pond and green space // Backing onto a WALKING PATH. As you enter the home you will be welcomed by vaulted ceilings that extend throughout the main entrance, living room and kitchen creating a sense of spaciousness and elegance. The dining room features large windows that allow plenty of natural light to enter the house and the glass door will take you to the deck to enjoy the beautiful view of the pond. The OPEN CONCEPT KITCHEN boast 2 beautiful islands and plenty of cupboards for storage. On the upper level, the Master bedroom is a true owner's retreat completed with a custom HIS-and-HERS walk-in closet and a three-piece ensuite. A second bedroom with a walk-in closet and another full bathroom are also on this level. A couple of steps down from the main level you will find a family with a gorgeous gas fireplace and three large windows that fill the space with sunlight, perfect place to enjoy time with friends and family. On this above grade level, you will find a third bedroom complemented with a 4 pieces bathroom. The mudroom is spacious and provides additional storage, a laundry area and offers direct access to the DOUBLE ATTACHED GARAGE. The WALKOUT BASEMENT is a perfect place for entertaining friends. It boasts another recreational room, a fourth bedroom with a walk-through closet to a private two-piece ensuite bathroom. The expansive rear COVERED PATIO encourages summer barbeques and time spent soaking up in the HOT TUB while kids and pets play in the large grassy yard. ***BONUS*** This house come with AIR CONDITIONER perfect for those hot summer days and ELECTRIC HEATED FLOORS In the three main bathrooms and kitchen helping to keep your feet warm during the cold days. It is a true GEM, offering MODERN COMFORTS, SCENIC VIEWS and VERSATILE SPACES for your friends and family to enjoy. A home with all these AMAZING FEATURES is RARE TO FIND. Don't miss the chance to make this your forever home. Book your showing TODAY !**

Inclusions: **Air Conditioner and Hot Tub**
Property Listed By: **Grand Realty**

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









