



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**376 MORNINGSIDE Crescent, Airdrie T4B 0C1**

MLS®#: **A2186969**

Area: **Morningside**

Listing Date: **01/20/25**

List Price: **\$729,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **5,498 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,253**  
Low Sqft:  
Ttl Sqft: **2,253**

DOM

**12**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,French Door,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`3" x 7`6"
Kitchen With Eating Area	Main	15`7" x 21`6"
Dining Room	Main	10`6" x 12`7"
2pc Bathroom	Main	5`1" x 4`11"
5pc Ensuite bath	Upper	10`4" x 8`9"
Bedroom	Upper	9`0" x 10`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 16`8"
Pantry	Main	6`9" x 6`2"
Laundry	Main	6`3" x 9`1"
Bedroom - Primary	Upper	16`4" x 14`7"
Walk-In Closet	Upper	5`9" x 5`5"
Walk-In Closet	Upper	4`2" x 5`5"

<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`4" x 4`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`9" x 13`0"</b>	<b>Bonus Room</b>	<b>Basement</b>	<b>12`4" x 8`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>25`6" x 11`2"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>9`7" x 7`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`10" x 8`10"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>4`9" x 6`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`4" x 8`4"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`8" x 11`11"</b>

Legal/Tax/Financial

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

Remarks

Pub Rmks: **This home offers OVER 3300 SQ FT OF FINISHED LIVING SPACE, 5 BDRMS AND 3.5 BATHS, BONUS ROOM UP, FAMILY, WET BAR AND FLEX ROOM DOWN. You will fall in love with this home. If you have a large family, it's perfect. Walking in, you are greeted by a 16 ft entrance and a completely renovated main floor with luxury Crown Colony thick wide plank flooring, 9 ft ceilings and light tones. There's a large office with French doors at the front and a 2-piece bath. Then, further along, you will walk into a large open-concept living space with a generous kitchen and fall in love. Spacious and modern with plenty of recessed lighting and a large 4.5 x9 ft island with extra storage and seating for 4 or 5. Quartz counters, slab backsplash, fabulous to-the-ceiling white cabinetry, SS appliances, and a wrap-around pantry. The living room will fit all your big furniture, and there's an eating area in front of the sliding glass doors that take you out to a 14 x 12 ft deck with a full-height privacy fence and then a patio with pergola below and a fenced yard with fruit trees and shed. To finish off the main floor is a laundry/mud room with a newer 2022 full-size washer and dryer. Upstairs is a large vaulted ceiling bonus room, 2 good sized bedrooms, and a 4 piece baths. Then the Primary bdrm is very spacious with huge king-size furniture, a 5 piece en-suite with a deep jetted soaker tub, dual vanities, and a separate shower, as well as a large walk-in closet. Downstairs, there's room for the extra family with an LG BDRM that fits a desk space and a walk-in closet, perfect for the older student. There is a large rec room with a wet bar with seating. There's a three piece renovated bath with a large walk-in shower and storage in the furnace room. The newer 2022 hot water tank and 2021 central air conditioning, as well as the garage, are tall, with tire racks and shelving above them. This house will make the whole family happy. Located in the southwest corner of Airdrie, a close commute to Calgary, minutes from the number 2 highway, close to shopping, restaurants, schools, rec facilities, and everything your family needs.**

Inclusions: **Pergola, Shed, Wet Bar, Small Fridge, Jetted Tub**  
 Property Listed By: **One Percent Realty**

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











