



THE
A-TEAM

**RE/MAX
FIRST**

152 MORNINGSIDE Manor, Airdrie T4B 0K4

MLS®#: **A2197057** Area: **Morningside** Listing Date: **02/25/25** List Price: **\$574,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,684 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,372**
 Low Sqft:
 Ttl Sqft: **1,372**

DOM
-0
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Shingle Siding,Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Laminate Counters,Pantry,See Remarks,Smart Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	14`1" x 7`0"	Kitchen	Main	14`1" x 13`4"
2pc Bathroom	Main	5`8" x 4`7"	Living Room	Main	14`11" x 15`9"
Bedroom	Upper	9`3" x 10`8"	Bedroom	Upper	9`3" x 11`11"
4pc Bathroom	Upper	8`1" x 4`11"	Bedroom - Primary	Upper	12`8" x 14`3"
4pc Ensuite bath	Upper	5`5" x 7`7"	Storage	Basement	8`7" x 4`7"
Furnace/Utility Room	Basement	8`6" x 17`5"	Game Room	Basement	8`11" x 23`11"
Bedroom	Basement	15`6" x 10`0"			

Title: **Fee Simple**
 Zoning: **R1-L**
 Legal Desc: **0714812**

Remarks

Pub Rmks: **Hello, Gorgeous! Welcome to 152 Morningside Manor SW, Airdrie, a beautifully upgraded four-bedroom, two-and-a-half-bathroom home offering 1,373 square feet of above-grade living space plus a partially developed 622-square-foot basement. Situated in the family-friendly community of Morningside, this home combines style, functionality, and modern upgrades, making it the perfect place for growing families or professionals looking for space and convenience. Inside, the bright, open-concept living space is enhanced by LED lighting throughout and a thoughtfully designed kitchen featuring upgraded appliances, including a Maytag double oven with convection and conventional settings, a Maytag fridge, an LG dishwasher, and a brand-new Samsung dryer. Additional features such as a garburator and a new touchless kitchen tap add to the home's convenience, while smart locks on all exterior doors provide enhanced security. The partially finished basement offers additional space for a home gym, playroom, or extra living area, allowing flexibility to meet the needs of any homeowner. This home boasts numerous upgrades, including central air conditioning installed in 2024, permanent exterior home lighting by L1ghts by HomeOne, and an oversized double heated garage equipped with a 5000W 240V shop heater and a separate electrical panel, making it ideal for car enthusiasts or hobbyists. The bathrooms have been upgraded with modern toilets, adding a stylish and efficient touch. Outdoor living is made even more enjoyable with a covered deck and concrete pad in the South facing backyard, perfect for year-round entertaining. A security system with an outdoor camera and doorbell camera provides additional peace of mind. Located in one of Airdrie's most desirable neighborhoods, this home is within walking distance of playgrounds, parks, and top-rated schools. It offers easy access to shopping, restaurants, and all essential amenities, making daily errands effortless. With modern upgrades, energy-efficient features, and a prime location, this move-in-ready home is a must-see. Contact us today to book a private showing and experience all this home has to offer.**

Inclusions: **Basement fridge, shelves at top of stairs and kids rooms, smart locks, security system (window and door sensors, doorbell camera, 1 extra camera outside), shelves in garage**

Property Listed By: **Royal LePage Benchmark**

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









