



THE
A-TEAM

**RE/MAX
FIRST**

415 MORNINGSIDE Crescent, Airdrie T4B 0E2

MLS®#: **A2197125** Area: **Morningside** Listing Date: **02/25/25** List Price: **\$689,700**
 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: **4,599 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,373**
 Low Sqft:
 Ttl Sqft: **2,373**

DOM

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

Parking

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

Access:

Lot Feat: **Dog Run Fenced In,Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **DC-13-A**
 Legal Desc: **0710893**

Remarks

Pub Rmks: **Welcome home to 415 Morningside Crescent. This spacious 3-bedroom, two-story home offers over 2,300 square feet of living area and is sure to impress. Upon**

entering, you'll be welcomed by an open-concept floor plan, starting with a beautifully remodelled kitchen featuring classic white cabinetry, newer appliances, stunning countertops, and a pantry that will leave you in awe. The main floor also boasts a generously sized living area with a gorgeous fireplace, perfect for entertaining, a large eating area ideal for family meals, and a versatile office space that could easily serve as a fourth bedroom. New flooring flows throughout the main floor, adding a fresh and modern touch, and the front hall closet offers plenty of room to store all your belongings. Upstairs, you'll find three spacious bedrooms, including a master suite that is truly spectacular featuring a luxurious 5-piece ensuite with a standalone shower, corner tub, dual sinks, and a walk-in closet. The kids' rooms share a convenient Jack-and-Jill bathroom, designed for ease and functionality. A great-sized bonus room offers the perfect space for family gatherings, and a large laundry area completes the top floor. Outside, you'll enjoy the privacy of a spacious backyard with a covered deck, dog run, and ample space for a trampoline or pool. Central air and underground sprinklers make maintaining this home a breeze. Located on a quiet, family-friendly street, this home is within walking distance to multiple schools and offers easy access to the Deerfoot and downtown Calgary. Don't miss out put this one on your must see list.

Inclusions:

Property Listed By:

Gazebo

Real Broker

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









