



THE
A-TEAM

**RE/MAX
FIRST**

376 MORNINGSIDE Crescent, Airdrie T4B 0C1

MLS®#: **A2205809** Area: **Morningside** Listing Date: **03/27/25** List Price: **\$700,000**
 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: **2007** Abv Sqft: **2,243**
Lot Information Low Sqft:
 Lot Sz Ar: **3,840 sqft** Ttl Sqft: **2,243**
 Lot Shape:

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Front Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Lawn**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	10`5" x 12`6"
Entrance	Main	11`0" x 7`5"	Kitchen	Main	11`8" x 21`4"
Laundry	Main	6`7" x 9`0"	Living Room	Main	15`10" x 16`7"
4pc Bathroom	Second	10`0" x 4`9"	5pc Bathroom	Second	10`3" x 8`7"
Bedroom	Second	11`2" x 10`5"	Bedroom	Second	10`2" x 10`7"
Bonus Room	Second	18`7" x 12`10"	Bedroom - Primary	Second	16`2" x 14`6"

3pc Bathroom
Game Room

Basement
Basement

5`5" x 8`2"
25`5" x 20`4"

Bedroom
Storage
Legal/Tax/Financial

Basement
Basement

14`10" x 8`10"
10`7" x 11`9"

Title:
Fee Simple
Legal Desc:

0710893

Zoning:
R1

Remarks

Pub Rmks:

This is THE ONE!! We are pleased to present to you an updated 4-bedroom, 3.5-bathroom home in the highly sought-after community of Morningside in Coopers Crossing—one of Airdrie's most desirable neighborhoods. With over 3,000 sq ft of fully developed living space, this home offers comfort, style, and function throughout. Renovated in 2024, the kitchen has been completely transformed with KitchenAid appliances, a large, quartz island, extra cabinetry, a walk-in pantry, and clean, modern finishes. Basement bathroom has been upgraded with heated floors—no more cold toes in winter! The main floor is a favorite for the current owners, ideal for gathering, cooking, and spending time with family. Large windows bring in plenty of natural light, and the backyard provides quiet views, beautiful sunsets. You can see the back yard garden and fruit trees from the comfort of the sofa. You'll love the amount of storage this home offers! From the garage to the cupboards to the storage room, you won't be short of places to put things. A main floor flex space can be used as a dining room, home office, or even an extra bedroom—whatever fits your needs. Upstairs features a spacious bonus room, three bedrooms, and two full bathrooms, including a private primary suite with a walk-in closet and ensuite. The fully finished basement includes a wet bar with dishwasher and a generous rec space for relaxing or entertaining. Central A/C adds comfort year round. Outside, the home is adjacent to a walking path with direct access to the Coopers Crossing trail network. Known for its community feel, excellent schools, parks, and proximity to amenities, Coopers Crossing continues to be a top choice for families and professionals. Don't miss your chance to own this move in ready, well-upgraded home in one of Airdrie's premier neighborhoods. Book your showing today! Come by the open house on Friday March 28 from 4pm - 6pm, grab a snack after work and see this beautiful home.

Inclusions:
Property Listed By:

**Blinds, Pergola
RE/MAX First**

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











