

## 201 Morningside Gardens SW Airdrie, Alberta

**MLS # A2252532**



**\$579,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street, On Street, Paved		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** None

Welcome to 201 Morningside Gardens SW, located in one of Airdrie's most desirable communities. This beautifully crafted bi-level home, built by Excel Homes, offers 5 generous bedrooms and 3 full bathrooms. The south-facing main floor is bright and welcoming, featuring a spacious living room, dining area, and a well-appointed kitchen. The large master suite includes a walk-in closet and a private ensuite. Two additional well-sized bedrooms and a full four-piece bathroom complete this level. The fully finished basement with walk up back entrance boasts a sizeable family room, a large bedroom, an additional versatile room ideal for a den or office, and a full four-piece bathroom. Residents enjoy convenient access to community playgrounds, schools, grocery stores, gas stations, and numerous other amenities, all within walking distance and just minutes by car. The home is fully fenced and features a paved back alley, providing privacy and ease of access. Offering excellent value as a primary residence or investment property, this exceptional home is not to be missed. Contact your REALTOR® today to arrange a private showing.