

335 Morningside Crescent SW
Airdrie, Alberta

MLS # A2284365



\$739,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Morningside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,558 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard | | |

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|--------------------|----------------------------------|-------------------|---------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC-13-A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Separate Entrance | | |

Inclusions: window blinds

2558 Square feet with developed walkout on a corner lot with tons of parking! For a multigenerational family or illegal suite potential to be legal, it does not get better than this. (illegal Suite , currently could be easily brought up to meet codes- subject to city approval.) This home has been nicely upgraded in the past 5 years with paint through out , new carpet, new appliances, new pot lights , new flooring in upstairs bathrooms, 2 new Ecobee thermostats , new backslash tile and tub surround in bathrooms. Trex composite decking on front porch entrance, central vacuum system, wifi controlled irrigation system, front and back yards , custom feature wall in front office . The list goes on. This home boasts very large rooms on all 3 levels with high ceilings and large windows for natural daylight. The main floor is elegantly laid out with a spacious office at the entrance, an entertainer's dream kitchen with newer stainless steel appliances , a very large pantry and a comfortable living room with fireplace. The same goes for the upstairs area, with a large primary with ample room for a king sized bed AND the furniture. The finished walkout basement is huge with high ceiling, large windows as seen on the main floor, full kitchen, bathroom, and a large bedroom. The garage is enormous at 27x23 feet - 2 full sized trucks could easily fit here with room to work. The massive driveway as well as corner parking will surely accommodate a large family's needs. Do not hesitate to book your showing on this exceptional property.