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241 Morningside Gardens SW Airdrie, Alberta

MLS # A2351753

$509,900

Division:	Morningside		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,432 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: None

OPEN HOUSE Sunday Nov 8th 1-3pm Discover a haven within Morningside, Airdrie, where this beautifully crafted 4 Level Split home unfolds with inviting warmth and thoughtful design. Nestled within a desirable corner lot, sided and backed by lanes, this residence offers both privacy and convenience within this vibrant community. Step inside to find approx 1400 square feet of living space, seamlessly blending comfort and functionality with a fabulous open main floor kitchen/living and dining rooms. In the heart of the home is a spacious kitchen has a corner pantry, breakfast bar island, stainless steel appliances and ample prep counter.. Retreat to one of three bedrooms (2up and 1 down), the primary includes a luxurious four-piece ensuite bath with corner soaker tub and separate shower paired with a functional walk-in closet. A 4pc main bathroom is directly apposing the other upper bedroom. On the 3rd level walkout, Is an expansive recreation/tv room with cozy corner gas fireplace and direct access to back deck, back yard with firepit area and double car garage. The deck is nice and large for all your entertaining needs or too just soak up the sun. In the west facing back yard you'll find plenty of grassed areas for all kinds of kids games or a great garden. The lower level contains another 4pc bath with tub/shower, a laundry/utility room and an oversized bedroom. Central air conditioning keep the place super comfortable on those hot summer days. Playground, schools nearby, walking/bike paths, all within easy reach, this home is more than just a place to live—it’s a place to thrive. Now with the news; The central A/C is 5 years old, the dishwasher, washer and dryer are all less than 3 years old. New asphalt singles on the home and garage where installed this year, along with a new skylight. The furnace and ducts where just cleaned and serviced, fireplace

was just serviced and cleaned too. Come and have a look at your new home, it is ready for you!

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