

# \$639,900 - 316 Morningside Crescent Sw, Airdrie

MLS® #A2209135

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,888 sqft  
Residential on 0.11 Acres

Morningside, Airdrie, Alberta

Welcome to this beautifully maintained gem, proudly owned by its original owner, offering a perfect blend of modern comfort and classic charm in a desirable family-friendly neighborhood. With both elementary and secondary schools close by, you'll have everything you need right at your doorstep. Step into a spacious open floor plan that is perfect for both entertaining and everyday living, featuring high ceilings and large windows that create an airy and light-filled atmosphere throughout the home. The living area includes a stylish gas fireplace, adding warmth and character. The kitchen is a standout feature with its new quartz countertops, upgraded tiles, and to-the-ceiling cabinets, offering ample storage and a sleek, modern look. A convenient pantry provides additional storage, and main level laundry adds practicality to your daily routine. Upstairs, you'll find a versatile family room, ideal for relaxation or gatherings, and generously sized bedrooms that provide plenty of space for personalization. The massive landscaped backyard includes a deck, perfect for outdoor entertaining and relaxation, while the daylight-bright basement offers an unfinished area with extra windows, ready for your customization. With fresh paint and new hardwood and carpet flooring throughout, this move-in-ready home is as stylish as it is comfortable. Enjoy the benefits of a no-animal, non-smoking environment, and the convenience of a front attached double garage



for ample parking and storage. This home is ideal for growing families, offering spacious rooms, modern amenities, and an expansive backyard. Don't miss out on this exceptional opportunity—schedule your viewing today and make this house your forever home!

Built in 2007

### Essential Information

MLS® #	A2209135
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,888
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	316 Morningside Crescent Sw
Subdivision	Morningside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0C1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Few Trees, Interior Lot, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	4
Zoning	R1

## Listing Details

Listing Office	PREP Realty
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