

# \$614,999 - 316 Morningside Crescent Sw, Airdrie

MLS® #A2209135

**\$614,999**

3 Bedroom, 3.00 Bathroom, 1,888 sqft

Residential on 0.11 Acres

Morningside, Airdrie, Alberta

ONE OWNER | FULLY RENOVATED |

Optional Side Entry to Basement

Step into timeless elegance and modern comfort with this exquisitely renovated home, lovingly maintained by its original owner. Nestled in a welcoming, family-oriented neighborhood, this residence offers the perfect balance of charm, functionality, and contemporary upgrades.

Ideally situated near both elementary and secondary schools, convenience is truly at your doorstep. Inside, you're greeted by a spacious, open-concept layout adorned with soaring ceilings and expansive windows that flood the home with natural light, creating a bright and inviting ambiance.

The living area, centered around a sleek gas fireplace, exudes warmth and sophistication—ideal for both intimate evenings and lively gatherings. The kitchen is a chef's dream, showcasing stunning quartz countertops, elegant tile work, and full-height cabinetry that combines form and function beautifully. A walk-in pantry adds extra convenience, while main floor laundry enhances daily ease.

Upstairs, discover a versatile bonus room perfect for movie nights or cozy family time, along with generously sized bedrooms designed to be both restful and inspiring. The



thoughtfully landscaped backyard features a spacious deckâ€”perfect for summer entertaining or quiet morning coffee.

The sunlit, unspoiled basement with large windows awaits your personal touch, and the potential for a private side entrance remains open for negotiation. With fresh paint, brand-new hardwood, and plush carpeting throughout, this home is truly move-in ready.

Enjoy peace of mind in this pet-free, smoke-free sanctuary, complete with a front-attached double garage offering ample space for vehicles and storage.

This exceptional property is tailor-made for growing families seeking comfort, style, and space to thrive. Donâ€™t miss the opportunity to make this remarkable home yoursâ€”schedule your private tour today and fall in love with your forever home.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209135    |
| Price          | \$614,999   |
| 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 | Open Floorplan, Pantry, See Remarks, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Garage Control(s), Range Hood, Window Coverings                                    |
| Heating           | Natural Gas, Forced Air   |
| 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 | 136             |
| Zoning         | R1              |

### **Listing Details**

Listing Office

PREP Realty

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