

**588 Morningside Park SW  
Airdrie, Alberta**

**MLS # A2234160**



# \$539,900

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Standard Shap		

<b>Heating:</b>	Fireplace(s), 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>	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>	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage		
<b>Inclusions:</b>	Work Bench		

Welcome to 588 Morningside Park in Airdrie – a well-designed home that perfectly combines space, comfort, and convenience for the whole family. This charming and functional property is nestled in the desirable community of Morningside, known for its welcoming atmosphere, walking paths, and close proximity to everything you need. The home features an open-concept main floor that creates a bright and airy living space. The cozy gas fireplace in the living room adds warmth and character, making it the perfect spot to relax or entertain guests. Adjacent to the living area is a spacious dining room that easily accommodates family dinners or holiday gatherings. The kitchen offers both practicality and style, complete with a corner island ideal for meal prep or casual dining, as well as ample cupboard storage to keep everything organized and within reach. Upstairs, you’ll find two spacious bedrooms, & a 4 piece bath offering plenty of space for a growing family. The Primary bedroom is south facing which will allow loads of natural light into the room and features its own 4 piece ensuite. The fully finished basement adds incredible value and versatility, featuring a fourth bedroom, a separate laundry area, a comfortable living room, another 4 piece bathroom and a family entertainment room—perfect for movie nights, a playroom, or a home office setup. Step outside to a large back deck, perfect for summer BBQs or morning coffee, and enjoy a private backyard complete with a fire pit area—ideal for gathering around with friends and family. The property also includes a double detached garage. This home is ideally located close to numerous parks, playgrounds, schools, and local shopping plazas, making everyday errands simple and enjoyable. For commuters, quick access to Deerfoot Trail and CrossIron Mills means getting into Calgary or heading

out for shopping and entertainment is a breeze. Whether you're a growing family, first-time homebuyer, or looking to settle in a vibrant and connected neighborhood, 588 Morningside Park offers the lifestyle and comfort you've been looking for.