

**340 Morningside Crescent SW  
Airdrie, Alberta**

**MLS # A2277269**

**\$625,000**



<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Inclusions:</b>	Hot Tub		

This well-maintained and beautiful home is located on a quiet, central street in the family-friendly community of Morningside, with schools, shopping, and walking paths just minutes away—offering everything needed for comfortable everyday living. The open-concept design fills the home with light and creates a warm, inviting feel, complemented by the colour tones and built-in features throughout. The property also features an attached heated double garage and a beautifully landscaped backyard with a private hot tub. The main level offers 9-foot ceilings and a cozy gas fireplace, creating a comfortable and inviting space. The kitchen is well designed for daily living and hosting, featuring a large island, a spacious pantry, and stainless-steel appliances that are approximately 1–2 years old. This floor also includes a formal dining space, a generous living area, a convenient two-piece bathroom, and a dedicated laundry room. As you go upstairs, you are welcomed by four spacious bedrooms, providing plenty of room for family and guests. This level also includes a full bathroom with new flooring. The primary bedroom offers a quiet, comfortable retreat, featuring a four-piece ensuite and double closets, making it a private, relaxing space to unwind. The fully finished basement provides additional living space and is ideal for relaxing or entertaining. It features a warm and inviting family room with a wet bar, a convenient half bathroom, and an extra room that offers flexibility and can be used as a home office, den, or hobby space. The outdoor space includes a spacious deck, stone patio, and hot tub, creating an ideal setting for outdoor gatherings or quiet evenings. Situated in one of the area's established neighbourhoods, the home also benefits from fast and easy access to Highway 2, making commuting north or south easy and fast.