



**2339 Morris Crescent SE
Airdrie, Alberta**

MLS # A2323565



\$785,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,092 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Private, Undergr		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Pool table & accessories, garage shelving, hot tub, fire pit, front walkway arch, garage freezer, wine cellar shelving, primary bedroom shelving, driveway flower pots, TV mounts, security system and cameras (no service contract)

OPEN HOUSE SAT JUN 27 at 11-1. Park views, mature landscaping, a large 6563 Sq Ft lot & a beautiful interior come together in this exceptionally well built home. Meticulously maintained gardens & outstanding curb appeal lead to the welcoming front porch, an inviting place for peaceful morning coffees. Soaring 13 ft vaulted ceilings introduce the living & dining rooms where oversized windows flood the space with natural light while designer lighting adds an elegant finishing touch for memorable gatherings. Preparing meals is effortless in the well-planned kitchen featuring stainless steel appliances, abundant cabinetry, a centre island, pantry & excellent workspace for busy households. Sunlight surrounds the breakfast nook, encouraging relaxed meals before stepping onto the covered upper deck with glass railings that maximize the tranquil green space & mountain views. Put your feet up beside the gorgeous gas fireplace in the adjacent family room where full-height tile and built-ins add timeless character. Working from home is simplified thanks to the main floor den (could convert into another bedroom) with custom built-ins, while a powder room adds everyday convenience. Natural light from the overhead skylight brightens your way upstairs where you can unwind in the spacious primary retreat showcasing elegant crown moulding, walk-in closet, a private ensuite with a jetted soaker tub & a separate shower. Completing this level are 2 additional bedrooms & a 4-piece bathroom that comfortably accommodates family or guests. Cozy in-floor heating keeps the finished walkout basement comfortable throughout the seasons while an outstanding recreation area encourages endless entertaining. Friendly competitions await around the included pool table before gathering at the wet bar for refreshments or settling into the family room beside the second gas fireplace.

Endless sunshine pours into the spectacular enclosed sunroom where an entire wall of glass overlooks the backyard with nature views in every direction. Added flexibility comes from the 4th bedroom, a versatile flex room ideal as a home gym or playroom, 3-piece bathroom, storage room with a window that could be converted into a 5th bedroom, a wine cellar/cold room, plentiful storage & direct walkout access to the yard. Central air conditioning keeps summer days comfortable & the built-in underground sprinkler system simplifies lawn care, while the oversized garage conveniently has in floor heating. Outside, the southwest-facing backyard has been thoughtfully designed with a relaxing hot tub, mature landscaping, a paver stone patio, a fire pit area, generous grassy space for kids & pets plus direct access to the park & pathways beyond. Walking distance to Meadowbrook Middle School, Bert Church High School, R.J. Hawkey Elementary School, parks, pathways & everyday amenities, this outstanding location also offers quick access to Kingsview Market, Genesis Place, CrossIron Mills, Costco, Calgary & Highway 2 for an easy commute.