



**2391 Morris Crescent SE
Airdrie, Alberta**

MLS # A2326555



\$649,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Pool Table and accesories

Opportunity knocks with this fully developed walk-out bungalow!! These do not come up often - and this one is incredible value! This is a very quiet street with sunny south back yard onto a walking path. There are loads of upgrades including ten foot recessed dry-walled feature ceilings, open floor plan, newer roof, siding and stonework accent features everywhere. Large open kitchen with great cabinet space, all stainless-steel appliances are included. There is a large breakfast nook and loads of natural daylight. Main floor laundry room offers added convenience. The living room features a gas fireplace and large windows as a highlight in addition to there is also a main floor home office. Lets talk about the double garage with gas heater, exposed aggregate driveway, front patio, large deck and spiral staircase off the back to soak in the sun when your friends and family are over for the family and friends gatherings. There are three large bedrooms and three full baths one of which is the primary bedroom that comes complete with 4 pc. ensuite bath, and a good-sized walk-in closet. The lower walk-out level is developed with a massive family and games room, gas stove fireplace, professional grade billiard table with all accessories included, another large third bedroom and another full bathroom. Enjoy the walkout to the sunny backyard from the lower level with covered area and newly built pergola and loads of storage. There is also additional storage space downstairs as well. This property is perfect for the empty nester who still has the older children or grand children over to visit. Upgrades include some bathroom renovations, paint, decks and newer carpets in some parts of the house and extensive landscaping…. Call for information or to book your private viewing today!