



GRASSROOTS
REALTY GROUP

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625 Morningside Park SW
Airdrie, Alberta

MLS # A2351439

\$529,988

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Your first home, your next chapter, or simply a little more room to enjoy, this beautifully cared-for Morningside home could be the one. Located directly across from a green space with mature trees in Airdrie, this 3-bedroom, 3.5-bathroom home shows beautifully and combines a flexible layout with easy-care outdoor living. Upgraded tile flooring extends throughout the main floor, while the kitchen's gas range makes preparing your favourite meals a pleasure. A large window overlooks the sunny, south-facing backyard, offering an inviting view of your outdoor retreat. Upstairs, two primary bedrooms each feature their own ensuite and walk-in closet, giving you options for comfortable everyday living, starting a family or welcoming overnight guests. A bonus room adds a spot to read, watch TV or set up a home office. The finished basement offers a third bedroom with large walk-in closet, another full bathroom and a separate family room, providing extra space when you need it. Spend sunny afternoons relaxing or entertaining on the interlocking brick paver patio, with a low-maintenance yard that leaves more time to enjoy your home. The oversized double detached garage, alley access and RV parking offer room for vehicles, storage and hobbies. Whether you're buying your first home or downsizing while keeping space for guests and the things you love, this inviting home is ready for your next chapter. Come see how easily you could feel at home here.