

# \$579,900 - 240 Morningside Gardens Sw, Airdrie

MLS® #A2108650

**\$579,900**

5 Bedroom, 4.00 Bathroom, 1,601 sqft

Residential on 0.11 Acres

Morningside, Airdrie, Alberta

Welcome to having coffee on the front porch, and evenings on the 2 tiered deck in the back yard! Low operating cost & low carbon output with this gradient sync high-efficiency natural gas furnace. Low-cost high output domestic hot water on demand with forced air heating, and is Energy Star certified. An abundance of natural light in the main floor of this home, with the extra windows, and no neighbors to the east. Living room with warmth from the sun, and highlighted with the eye catching stone fireplace. TONS of room in the dining room for a good sized table, plus extra light from the good sized window. Rockwall highlights the homework space, on the main floor. Kitchen has good sized island, with a raised cupboard at the end. View of the back yard when you are working in the kitchen, plus stainless steel appliances, and updated lighting. Integrated light switches on the main floor, so you can use Alexa or Siri to control them. Out the back door, past the oversized closet, to host your summer parties on this 2 tiered deck. Up the staircase, highlighted by a good sized window, to your master retreat. Ensuite has your jetted tub, with convenient removable shower head, separate stand up shower, w/ rain shower head. Walk in closet has extra shelving, plus a bonus window. Spare bedroom upstairs has a murphy bed. 2nd spare is a good sized room, with large window. Downstairs is ready for your finishing touches, with space for your fifth bedroom, and flex room. Parking is not an issue here, as you have no neighbor to the



east, and parking across the street. Quick access to convenient shopping, and restaurants of Sierra Springs. Hop on the path across the street, for miles of pathways around the community. Quick walk to St Veronika School or Northcott Prairie School, as well as a couple of different community parks. Easy access to 40 Ave, if you are commuting to Calgary, or heading to Cross Iron Mills.

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2108650    |
| Price          | \$579,900   |
| Sold Price     | \$580,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,601       |
| Acres          | 0.11        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 240 Morningside Gardens Sw |
| Subdivision | Morningside                |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0K3                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Storage, Vinyl Windows   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Blower Fan, Decorative, Gas, Living Room, Mantle, Masonry                  |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard, Storage                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Private |
| Roof              | Asphalt                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2024 |
| Date Sold      | March 12th, 2024    |
| Days on Market | 12                  |
| Zoning         | R1-L                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Century 21 PowerRealty.ca |
|----------------|---------------------------|

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