

# \$585,000 - 288 Morningside Gardens Sw, Airdrie

MLS® #A2194617

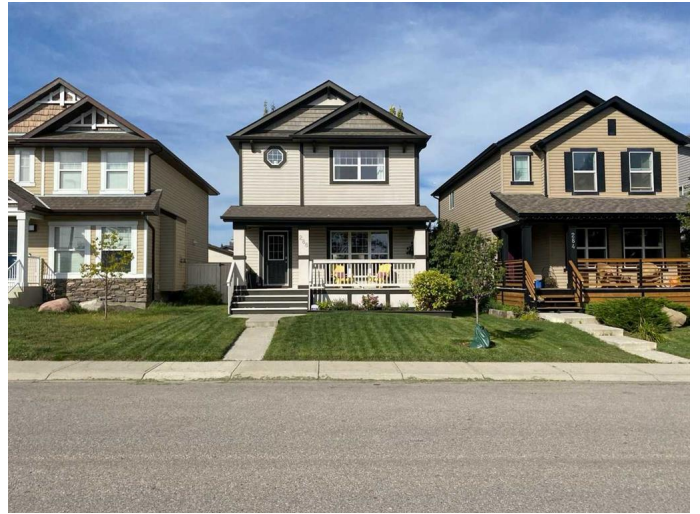
**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.09 Acres

Morningside, Airdrie, Alberta

Hello, Gorgeous! Welcome to 288 Morningside Gardens SW, a beautifully designed three-bedroom, two-and-a-half-bathroom home in one of Airdrie's most sought-after communities. With 1,462 square feet of thoughtfully designed living space, this home offers a perfect blend of comfort, convenience, and modern upgrades, making it ideal for families, professionals, and first-time buyers alike. Built by Excel Homes, this energy-efficient property comes with an EnerGuide Home Efficiency report, ensuring lower utility costs and a comfortable living environment year-round. High main-floor ceilings and abundant natural sunlight create an inviting and open atmosphere throughout the home. The stylish kitchen features brand-new upgrades, including a gas stove, washing machine, and a new Delta kitchen faucet, all installed in 2023. Whether preparing a family meal or entertaining guests, this space is designed for both functionality and style. The living room is equipped with built-in surround sound speakers, perfect for movie nights or relaxing to your favorite music. Central air conditioning provides relief during Alberta's warm summer months, ensuring year-round comfort. Step outside to a covered deck, allowing for outdoor enjoyment in any season. The oversized garage includes a steel overhead door, ceiling storage racks, and a dog run beside it, making it an excellent space for pet owners and those needing extra storage. Located directly across from a



playground and park, this home is perfectly positioned for families with young children. It is within walking distance of schools, parks, ponds, and multiple playgrounds, offering endless outdoor activities. Restaurants, grocery stores, and everyday amenities are just minutes away, making daily errands quick and convenient. This move-in-ready home in Morningside, Airdrie, combines modern updates, energy efficiency, and an unbeatable location. Donâ€™t miss out on this incredible opportunityâ€”schedule your private showing today.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194617    |
| Price          | \$585,000   |
| Sold Price     | \$585,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,462       |
| Acres          | 0.09        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 288 Morningside Gardens Sw |
| Subdivision | Morningside                |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0K3                    |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, Oversized |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Walk-In Closet(s), Granite Counters, Low Flow Plumbing Fixtures, Pantry, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Stove   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, BBQ gas line                        |
| Lot Description   | Back Yard, Rectangular Lot, Back Lane, Landscaped |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame, Shingle Siding          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Date Sold      | March 2nd, 2025     |
| Days on Market | 16                  |
| Zoning         | R1-L                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.