

276 Morningside Gardens SW
Airdrie, Alberta

MLS # A2253720



\$539,999

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Storage Shed		

OPEN HOUSE CANCELLED - Hello, Gorgeous! Welcome to 276 Morningside Gardens SW in Airdrie. This beautifully maintained two storey home offers 1,503 square feet of thoughtfully designed living space in a quiet and family friendly community. Ideally located directly across from a park and playground, and within walking distance to schools, shopping, and walking paths, this home delivers the lifestyle and convenience that today’s families are looking for. Step inside to discover a bright and spacious main floor with two living areas, providing flexibility for both casual family time and more formal entertaining. The kitchen has been upgraded with modern quartz countertops and a stylish glass backsplash, and opens seamlessly to the dining and living areas. Fresh interior paint and durable laminate flooring on the main floor make this home feel warm, welcoming, and move in ready. Upstairs you will find three generously sized bedrooms and two full bathrooms, including a comfortable primary suite designed for relaxation. A half bathroom on the main level adds everyday convenience. With a functional floor plan and multiple living spaces, this home has room for everyone. Additional highlights include a 24 by 24 oversized garage with an 8 by 18 oversized garage door, central air conditioning, and a large backyard featuring a spacious deck with a privacy screen. An 8 by 8 wooden shed with built in shelving offers excellent storage options. The basement is already framed and includes a roughed in bathroom, giving you the opportunity to finish the space exactly as you need. With its combination of modern upgrades, functional design, and unbeatable location, 276 Morningside Gardens SW offers exceptional value in Airdrie’s desirable Morningside community.