

**33 Morningside Manor  
Airdrie, Alberta**

**MLS # A2172956**



**\$529,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Solar panel system

OPEN HOUSE SUNDAY OCTOBER 20TH 2-4PM. Welcome to Morningside! This spacious and functional Shane home features a charming large front porch that invites you in. Step inside to discover an open-concept living room that seamlessly connects to a generous kitchen. Equipped with a gas stove, stainless steel appliances, and granite countertops with a breakfast bar, it's a chef's dream. The main level also includes a dining area and a convenient two-piece bath. Upstairs, you'll find three bedrooms and two full baths, including a master retreat with an ensuite bath and a walk-in closet. The laundry facilities are also conveniently located on this level. The basement is ready for your personal touch, with plumbing for a future bathroom already in place. Outside, enjoy the expansive heated double detached garage, a spacious west-facing rear deck, and a fully fenced backyard. Central air conditioning will keep you cool during the warm summer months. Last but not least this home is equipped with a photovoltaic SOLAR POWER SYSTEM meaning the owners have almost NO power bill for the entire year! This home is just steps away from a playground and St. Veronica School (K-6), and a quick three-minute drive to shopping, restaurants, and medical services. With easy access to Calgary and the airport from the new 40 Avenue Exchange, this property won't last long!