

517 Morningside Park SW  
Airdrie, Alberta

MLS # A2178515



**\$549,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Sectional in Basement		

**\*\*EARLY SPRING SPECIAL!\*\*** Gliding past Sharlow Park, pulling up to this STUNNING family home, & feeling that instant connection. As you step onto the CHARMING front porch, a smile forms—you can already picture yourself here. Inside, you’re welcomed by the WARMTH of a cozy gas fireplace, perfect for winter nights. The BRIGHT & open kitchen boasts miles of counter space & even drawer lighting—a thoughtful touch! The central dining area is made for family feasts and meaningful conversations. Upstairs, the MASSIVE master suite is a retreat of its own, complete with a private ensuite. The kids won’t be left out either—their SPACIOUS bedrooms are just as INVITING! Head down to the fully finished lower level, and you’ll find a FAMILY OASIS, ideal for movie nights and making memories. Plus, there’s a fourth bedroom and a MODERN, spa-like shower for ultimate CONVENIENCE. Step outside to your BEAUTIFUL stone patio, perfect for summer BBQs with friends and family. And don’t worry—there’s still plenty of SPACE for the kids to play! Say goodbye to scraping windshields—your private garage keeps your car warm all winter. All this could be yours for just \$29,990 down and \$2,732.01 per month (O.A.C.)! Open House Every Day! Don’t wait—book your private tour today and make this DREAM HOME yours!