

13 Morningside Bay SW  
Airdrie, Alberta

MLS # A2197734



**\$600,000**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,727 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<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
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** Fridge, stove, hood fan, dishwasher, washer, dryer, window coverings

Imagine a life where you can send the kids out to play without a second thought, in a community where they can easily knock on their friends' doors and head outside for some fun. This FULLY FINISHED 4 bedroom home, nestled on a family-friendly CUL-DE-SAC, is on a sizeable PIE-SHAPED LOT and offers over 2400 sq ft of finished living space, enough room for the whole family. The main floor is designed for easy living, with a bright and inviting kitchen complete with an island, a dining area perfect for family meals, access to a spacious deck, a cozy living room featuring a gas fireplace and a powder room compliment this floor. Three spacious bedrooms are found upstairs, including a large primary suite with a walk-in closet and ensuite bathroom. The second and third bedrooms are fantastic for the kids, and the bonus room upstairs offers a flexible space that could easily be transformed into another bedroom. The fully finished basement extends your living area with an additional fourth bedroom, a full bathroom, a rec area, laundry, and storage. The cork flooring throughout the basement adds warmth and character to the space. Outside, the community is ideal for families, with schools nearby, parks, playgrounds, and walking trails steps away. Whether you're enjoying time inside, relaxing on the deck, or strolling through the neighbourhood, this home offers the perfect backdrop for creating lasting memories. With its prime location, generous lot, and family-friendly atmosphere, this charming home in the desirable Morningside community is the ideal blend of comfort and convenience in Airdrie.