



2435 Morris Crescent Airdrie Alberta

\$674,900

**** OPEN HOUSE, SUNDAY, OCTOBER 6th - 2PM to 4PM*** This beautifully upgraded home showcases a walkout basement that backs onto a walking path, pond, trees & green space. The east facing backyard allows for you to enjoy your morning coffee sitting in the sun on your main floor balcony or yard level covered patio and take in those breathtaking views. If you are lucky you may even see herd of Moose. As you enter the home you will notice the grand entry with vaulted ceiling and open sight lines to the living room, dining room, kitchen & breakfast nook. The living room features large west facing windows that allow plenty of natural light to pour in later in the day. The dining area is large enough to fit a six seat table. The open central kitchen boasts two peninsula islands, one with butchers block counter top and the other with granite so you have plenty of counter space to prepare food, eat and entertain guests. From the kitchen and breakfast nook you can start to see the amazing views and fully appreciate them when you step out onto the expansive glass paneled balcony with room for patio furniture, fire table and bbq. The upper level you will find the primary bedroom showcasing his & her walk-in closets and three piece ensuite. Rounding out this level is the second bedroom with walk-in closet, main four piece bathroom and laundry chute to the mudroom laundry area. The lower level off the main floor is above grade which is rare for a 4-level split and is an added bonus. The great room has large windows facing the backyard and is anchored by a central gas fireplace with built-ins on either side. An excellent feature is the den that could be used as a home office or fourth bedroom as it has a large window and closet. The rear mudroom has plenty of storage, laundry area and access to the double attached front garage that has an electric heater but also has a gas line avai...

Family room 11.92 Ft x 26.25 Ft

Bedroom 11.83 Ft x 11.33 Ft

2pc Bathroom 9.17 Ft x 7.33 Ft

Furnace 7.17 Ft x 9.92 Ft

Living room 18.00 Ft x 15.67 Ft

4pc Bathroom 5.17 Ft x 7.67 Ft

Laundry room 11.92 Ft x 12.08 Ft

Foyer 7.83 Ft x 4.50 Ft

Living room 12.50 Ft x 10.17 Ft

Dining room 12.50 Ft x 8.50 Ft

Other 12.50 Ft x 11.58 Ft

Breakfast 12.50 Ft x 9.92 Ft

Primary Bedroom 12.75 Ft x 15.50 Ft

3pc Bathroom 4.92 Ft x 9.33 Ft

Bedroom 12.50 Ft x 10.17 Ft

4pc Bathroom 5.25 Ft x 7.83 Ft

Bedroom 8.42 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

<http://www.samfardsold.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca