

# \$574,900 - 13 Morningside Bay Sw, Airdrie

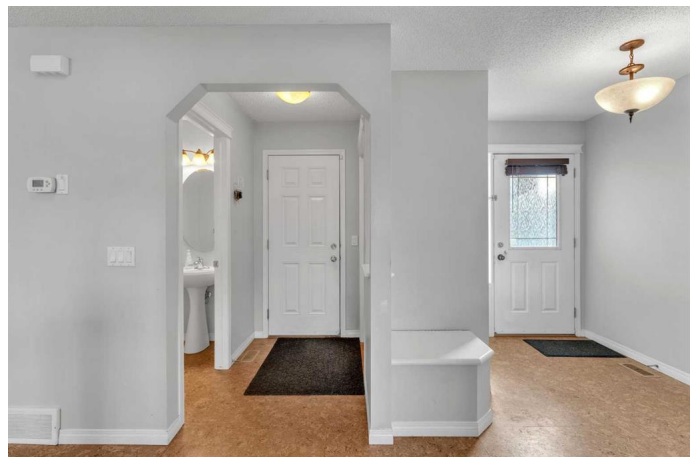
MLS® #A2208601

**\$574,900**

5 Bedroom, 4.00 Bathroom, 1,727 sqft  
Residential on 0.12 Acres

Morningside, Airdrie, Alberta

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. Located on a quiet CUL-DE-SAC with a sizeable PIE-SHAPED LOT, offering over 2400 sq ft with four bedrooms, a finished basement, and competitively priced, this property provides an excellent opportunity to build equity and add your personal touch to make this your forever home. A spacious entry welcomes you onto the main floor, which has a functional layout that flows through the kitchen, offering ample cabinetry and complete with an island, a dining area perfect for family meals, access to a spacious deck, and a cozy living room with a gas fireplace, all complemented by a convenient powder room. Upstairs, you'll find three spacious bedrooms, including a sizeable primary suite with a walk-in closet and ensuite bathroom. The second and third bedrooms are fantastic for the kids, while the bonus room upstairs provides a flexible space that could easily be transformed into a fifth bedroom. The fully finished basement furthers your living area with an additional bedroom, full bathroom, rec area, laundry, and storage. Outside, enjoy the spacious and rare to find pie lot. 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.

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208601    |
| Price          | \$574,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,727       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 13 Morningside Bay Sw |
| Subdivision | Morningside           |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B0K6                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Vinyl Windows  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 1               |
| Zoning         | R1              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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