



# 154 MORNING GATE DRIVE



Thanks for viewing this property! Please take a flyer with you.

## PROPERTY OVERVIEW

Stunning executive bungalow at 154 Morning Gate Drive in a desirable location close to all uptown amenities. A double-wide interlocking brick driveway and walkway lead you up to the welcoming front veranda. Enter into a large foyer that leads into a grand open-concept living space highlighted by a built-in gas fireplace. This space offers a living room, dining area, and kitchen that are great for entertaining along with access to the private covered back deck. The kitchen is both beautiful & functional with raised bar seating, plenty of counter space, elegant backsplash, under-counter lighting & additional built-in bar fridge. Off the kitchen is the separate laundry & access to the double attached heated garage. Two spacious bedrooms and an updated main bathroom complete this end of the home. On the other side, is the enormous Master Suite with private access to the deck access. A sliding barn door leads you to the updated ensuite that boasts a stand-alone tub, tiled shower, dual under-mount vanity, and a walk-in closet. The lower level offers a family room with bright windows, a cozy gas stove, a games room, 3rd full bathroom, and huge storage space. The home back onto a private wooded area provided lots of extra privacy while sitting on the back deck.



## KEY FEATURES & UPDATES

- Two natural gas fireplaces
- Open-concept main living area
- Well-landscaped yard with perennials
- Replaced wooden retaining wall
- Renovated brick retaining wall
- Replaced front & back steps
- Private yard backing mature trees
- Partially finished basement
- Added glass railing around deck
- Installed front screen door
- Updated main bathroom
- Update ensuite bathroom inc. new tub

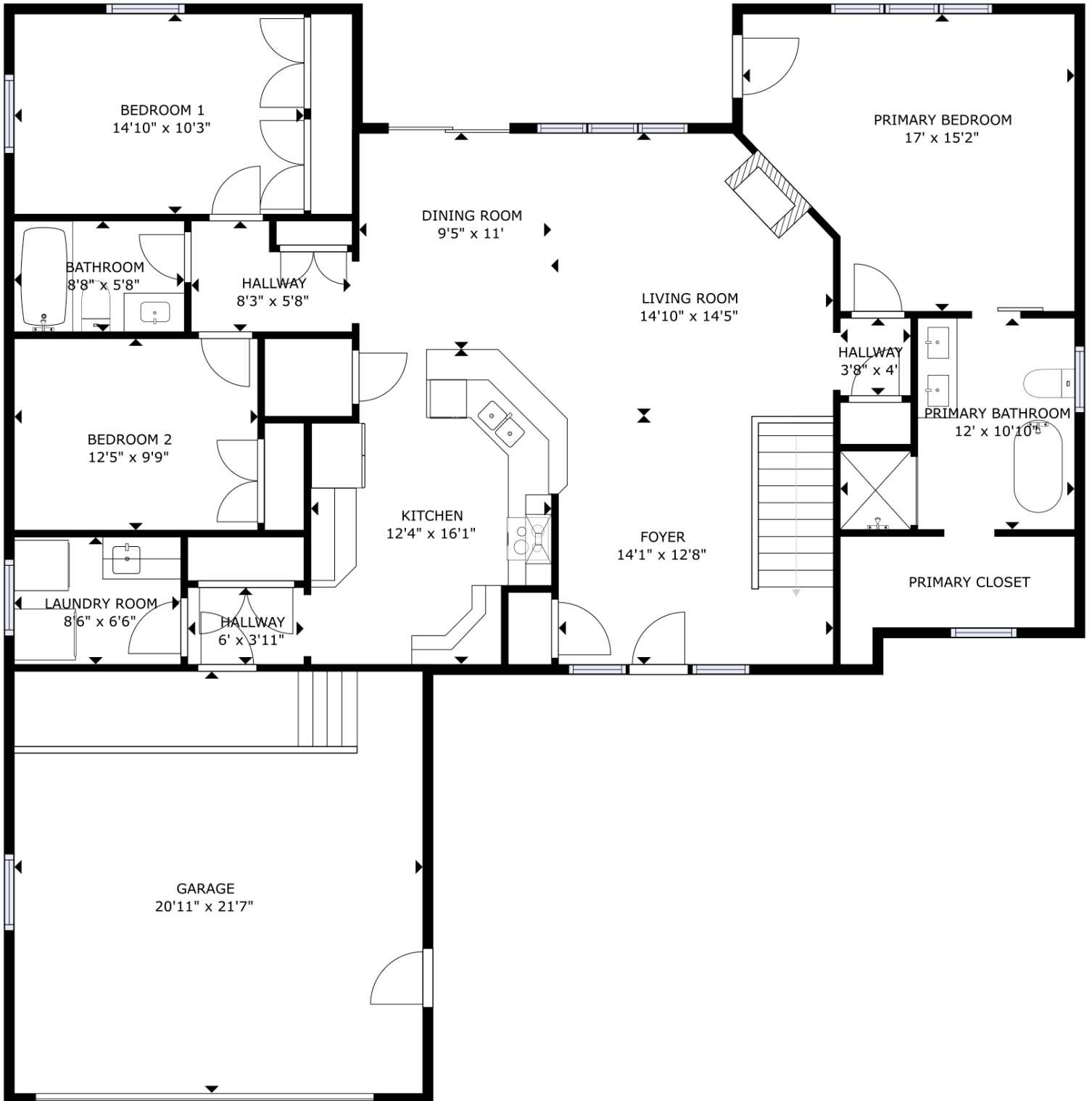


## NOTE FROM THE HOMEOWNERS

*"Our neighbours are fantastic. We look out for each other. There is a nice mixture of young families, couples, and retirees. We maintain each other's grass/snow blowing when required (sick/vacation/broken down). There are lots of "walkers" in our neighbourhood. The city has planned a multi-use park that has been started. Our neighbourhood is convenient to the rest of the city and highways and is on a bus route (Rainsford Lane)."*



# Main Level



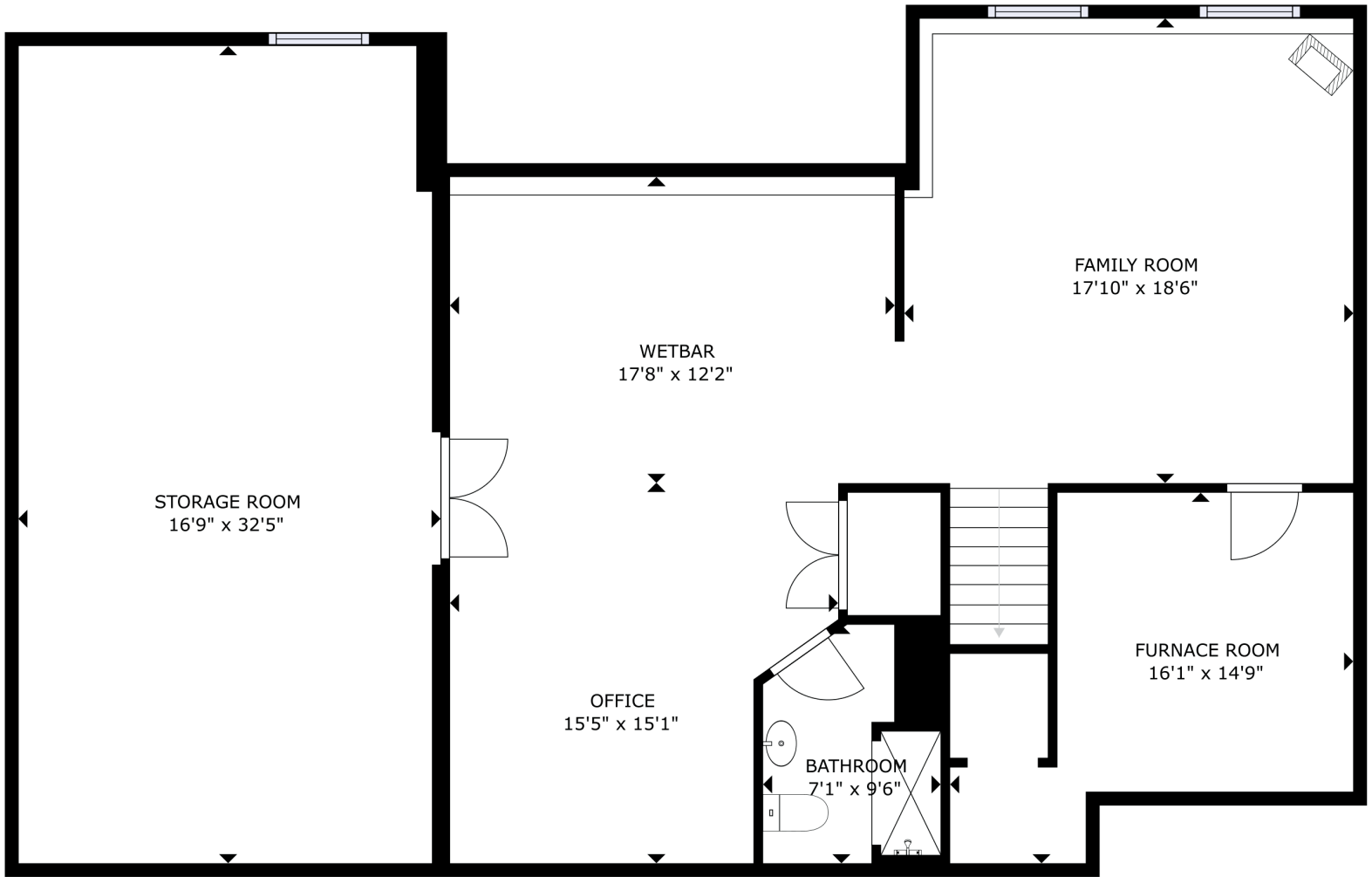
Take a virtual tour:  
[rightchoice.link/154morninggateMP](https://rightchoice.link/154morninggateMP)

GROSS INTERNAL AREA  
FLOOR 1: 1597 sq ft, FLOOR 2: 1655 sq ft  
TOTAL: 3252 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Lower Level



Property Taxes: \$5939.90  
NB Power Billing: \$90/month  
Liberty Gas Billing: \$180/month



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