

## 130 Morningside Point SW Airdrie, Alberta

**MLS # A2241933**



**\$759,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated, Oversized, Paved		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-13-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Located at the end of a quiet cul de sac, this beautifully maintained 5 bedroom, 3 and a half bathroom home offers over 2800 square feet of fully developed living space and a rare walk up basement with a separate entrance, perfect for multi generational living, guests, or future suite potential. The main floor features brand new flooring, an open concept layout, a cozy gas fireplace in the living room, and a spacious kitchen complete with stainless steel appliances, granite countertops, and a walkthrough pantry. Large windows along the back of the home offer peaceful pond views from both the dining area and living room. Step outside onto the deck to take in the serene surroundings and enjoy direct access to nearby walking and biking trails. Upstairs, you'll find five spacious bedrooms including a generous primary suite with a four piece ensuite and walk in closet. The lower level is fully finished and offers even more living space with a bright rec room, den/flex space, full bathroom, and walk up access to the backyard. Situated on a corner lot with no neighbours on one side, this home offers exceptional privacy. The fenced backyard opens onto a beautiful network of pathways, ideal for those who enjoy walking, running, or cycling right from their doorstep. An oversized driveway provides plenty of parking, and the quiet location is just minutes from schools, parks, and shopping. This is a truly move in ready home that combines space, functionality, and an unbeatable location.