

**6 Morningside Landing SW**  
**Airdrie, Alberta**

**MLS # A2289107**



**\$625,000**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-13-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** None

Freshly painted and fully finished, this 5 bedroom home offers over 3,300 sq ft of finished living space designed for large and growing families. Quiet cul-de-sac placement and an extra deep backyard add privacy and room to play, while recent upgrades including a brand new furnace, new hot water tank and central air conditioning ensure year-round comfort and peace of mind. A soaring open-to-above foyer creates a memorable first impression, anchored by hardwood flooring and a bright open layout. Culinary adventures are inspired in the kitchen with stainless steel appliances, abundant cabinetry, a corner pantry for extra storage and a huge island with raised breakfast bar seating, ideal for casual gatherings. The adjacent dining area opens directly to the rear deck for easy indoor/outdoor living. A welcoming living room invites relaxation in front of the gas fireplace flanked by built-ins, while French doors lead to a private den that makes an excellent office or study zone. A tucked-away powder room completes the main level. Cascading lighting guides you upstairs to a vaulted bonus room, an airy retreat perfect for movie nights or quiet family time. The primary suite delivers a true owner's refuge with a walk-in closet and a 5-piece ensuite featuring dual sinks, a deep soaker tub and a separate shower. 2 additional bright bedrooms, one with a walk-in closet, share a well-appointed 4-piece bathroom. The finished basement expands your possibilities with a massive rec room for games and media and a flex space for hobbies or play. Also on this level are 2 more bedrooms and a stylish 5-piece bathroom with dual sinks, ideal for shared use. Outside, the extra deep backyard offers endless room for children, pets and gardening alongside a spacious deck for barbecuing and unwinding. A double attached garage adds convenience and storage. Walk to St Veronica School and

the nearby pathways and playgrounds, with Coopers Crossing Town Promenade only 3 minutes away for groceries, dining, coffee and daily essentials. A rare blend of space, comfort, mechanical upgrades and an ideal family-friendly location!