

**65 Morningside Circle SW**  
**Airdrie, Alberta**

**MLS # A2302595**



**\$769,999**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,525 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC-13-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Hot tub

Join us for an Open House this Sat & Sun, April 25th & 26th from 2 to 4. Welcome to this breathtaking family home in the desirable community of Morningside. This home has something for everyone! Open the front door to 9' ceilings, welcoming foyer, & an office. The bright, open concept living space features a corner fireplace, modern kitchen & spacious dining area. The incredible walkthrough pantry w/ freezer leads to a mudroom w/ custom Australian wood cabinetry & double attached garage w/ lots of storage & folding work bench. Upstairs you will find 2 large bedrooms, a bonus room & laundry, plus the king sized primary bedroom is an oasis w/ a spa-like ensuite & a remarkable closet w/ custom cabinets. The fully finished basement has a large rec room, 2 additional bedrooms & a beautiful full bathroom. The backyard has a concrete patio, raised garden beds & a hot tub. All this, in a prime location across from a school, park & playgrounds - plus close to shopping & the QE2. Additional Features: radon mitigation system, newer hwt, trash compactor, b/l power vac & high end flooring.