

**69 Morningside Circle SW**  
**Airdrie, Alberta**

**MLS # A2306755**



**\$709,000**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,508 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-13-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Additional Refrigerator in Pantry, Irrigation system in front and back

\*\*\*OPEN HOUSE SUNDAY MAY 24TH 1:00-3:00\*\*\*Charming, spacious, and unbeatable location in this fabulous family home in Morningside! The big ticket items are done, two brand new furnaces with 15 year transferrable warranty, roof has been redone, newer tankless hot water, and underground sprinkler system in the front and back yard.. Over 2500 sq ft of gorgeous living space, bright south facing yard with fire pit and large sunny deck. This 4-bedroom, 2.5-bathroom home blends modern updates with timeless charm&mdash;featuring elegant wainscoting and beadboard details that add character you simply don&rsquo;t see anymore. Rich hardwood flows throughout, complemented by granite countertops, all-new lighting, fixtures, for a clean and elevated feel. The kitchen delivers both style and function, with a huge walk-in pantry that makes everyday living effortless. Outside, enjoy a fully landscaped yard. Downstairs, a partially finished basement with bathroom and bedroom rough-ins&mdash;ready for your vision. Complete it with the included hardwood floor to finish the entire basement. Quick access to 40th Ave and Deerfoot, and just minutes to the growing amenities in South Point Village. Charming. Elevated. Easy to love.