

203 Morningside Circle SW
Airdrie, Alberta

MLS # A2317726



\$699,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

FRESHLY PAINTED | APPROX. 3,400 SQ. FT. OF DEVELOPED LIVING SPACE | CENTRAL A/C | FULLY DEVELOPED BASEMENT WITH ILLEGAL SUITE | 4+1 BEDROOMS | 3.5 BATHROOMS | 9' CEILINGS | UPPER FLOOR LAUNDRY | HEATED DOUBLE ATTACHED GARAGE | CLOSE TO SCHOOLS, SHOPPING & TRANSIT

Welcome to this beautifully maintained two-storey home offering nearly 3,400 sq. ft. of developed living space in the highly sought-after community of Morningside. This particular home showcases quality craftsmanship, thoughtful design, and exceptional functionality for today's growing family. The impressive front foyer features soaring open-to-above ceilings, creating a bright and welcoming first impression. The main floor offers an open-concept layout with 9-foot ceilings, premium hardwood flooring, a spacious living area, a formal dining room that can also serve as a home office, and a bright breakfast nook overlooking the backyard. The well-appointed kitchen is complemented by Stainless steel appliances, a kitchen island, a convenient walk-through pantry with direct access to the double attached garage. Upstairs, you'll find a bonus room, Four spacious bedrooms, and a conveniently located laundry room. The primary retreat features a luxurious 5-piece ensuite and a walk-through closet designed for both comfort and convenience. The fully developed basement adds tremendous value and versatility with wet bar setup that includes a large recreation/living area, a spacious bedroom, a full 4-piece bathroom, and ample storage space—ideal for extended family, guests, . Ideally situated close to schools, parks, shopping, and public transportation, this exceptional home offers the perfect combination of space, location, and value. A fantastic opportunity for families seeking room to grow in

one of Airdrie's most desirable communities.