

**174 Morningside Circle SW**  
**Airdrie, Alberta**

**MLS # A2318615**



**\$659,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Morningside                          |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 1,892 sq.ft.                         | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached               |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Rectangular Lot |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | See Remarks                    | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                    |                   |      |

**Inclusions:** n/a

Welcome to this beautiful family home on a quiet street in Morningside, offering almost 2,600 SF of developed living space and located just steps from schools, pathways and shopping. The south-facing backyard is fully fenced and perfect for enjoying sun all year. Fresh paint and professionally cleaned, this home is move-in ready. The main floor features a spacious foyer with a stunning hardwood staircase, a bright living room with large windows and a gas fireplace and a functional kitchen with a breakfast bar and walk-through pantry for easy access from the garage. The dining area opens to a full-width deck, bringing in great natural light. Upstairs offers a spacious primary bedroom with room for a king bed, along with a 5-piece ensuite featuring double sinks, soaker tub, separate shower and private toilet. You’ll also find two additional bedrooms, a full bathroom, a bonus room with big windows and a convenient upper laundry room. The basement includes an illegal suite with a separate entrance, kitchen, bedroom, 3-piece bath and flexible living space. Enjoy a large backyard with a full-width deck and privacy screens. Walking paths, ponds, tennis courts and playgrounds are all close by. Easy access to Main Street commercial developments and QE2 makes commuting simple and convenient. Upgrades include a new dishwasher (2024) and hot water tank (2025).