

73 Morningside Circle
Airdrie, Alberta

MLS # A2335372



\$799,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,625 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Hot Tub

Thoughtfully designed and custom built by Shane Homes with numerous upgrades and a recently completely FULL renovation of the home, this exceptional two-storey offers 6 bedrooms, 4 bathrooms, and room for every stage of family life. The heart of the home is a beautifully updated custom kitchen featuring an oversized island, abundant workspace, and seamless flow into the spacious dining area and inviting family room, creating the perfect setting for everything from quiet weekday dinners to large family gatherings. A walkthrough butler's pantry with custom built-ins keeps everyday life organized while adding both style and function. Working from home has never been easier with a dedicated, soundproof main floor office. Already roughed in for future plumbing, this flexible space also offers exciting potential for a home-based business (subject to municipal approval). Upstairs, generous bedrooms are complemented by a spacious bonus room and a convenient upper-floor laundry room that's already roughed in for a future sink. Downstairs, the fully developed basement continues to impress with TWO additional large bedrooms, a substantial recreation room, and a second laundry area, ideal for busy households, guests, or multi-generational living. Comfort was clearly a priority throughout the build, with extra insulation, upgraded carpet and underlay for added warmth and cushioning, dual furnaces, a water softener, and an oversized garage with additional height for extra storage. Step outside to enjoy a newly completed deck, a relaxing hot tub, and a sunny south-facing backyard designed for making the most of Alberta's summers. Perfectly positioned in the heart of Airdrie, you're just steps from Cooper's Promenade for shopping, dining, and everyday conveniences, while schools, parks, and pathways are all close by.

This is a home that delivers the space your family needs today, with the thoughtful upgrades and flexibility to grow with you for years to come.