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174 Morningside Circle SW Airdrie, Alberta

MLS # A2336439



$649,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

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

Inclusions: n/a

Welcome to this beautiful family home in Morningside, located on a quiet street and close to schools, walking paths and shopping. With almost 2,600 SF of developed living space and a south-facing backyard, this home has plenty of room for the whole family. Freshly painted and professionally cleaned, this home is move-in ready. The main floor features a spacious foyer with a beautiful 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. The dining area opens onto a full-width deck with plenty of natural light. Upstairs you’ll find a large primary bedroom with enough space for a king-size bed and a 5-piece ensuite with double sinks, a soaker tub, separate shower and private toilet. There are also two additional bedrooms, a full bathroom, a bonus room with large windows and an upper-floor laundry room. The basement has an illegal suite with a separate entrance, kitchen, bedroom, 3-piece bathroom and additional living space. The large backyard is fully fenced and features a full-width deck with privacy screens. Walking paths, ponds, tennis courts and playgrounds are all nearby. The home also offers easy access to Main Street commercial developments and QE2, making commuting convenient. Recent upgrades include a new dishwasher (2024) and hot water tank (2025).

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