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# 69 Morningside Circle SW Airdrie, Alberta

## MLS # A2353875

# $647,500

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|---|---|---|---|
| **Division:** | Morningside | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,506 sq.ft. | **Age:** | 2009 (17 yrs old) |
| **Beds:** | 5 | **Baths:** | 2 full / 2 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.11 Acre | | |
| **Lot Feat:** | Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Hardwood, Laminate, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | DC-13-B |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry | | |
| **Inclusions:** | n/a | | |

SPACE TO SPREAD OUT, ROOM TO GROW AND BIG-TICKET UPDATES ALREADY DONE! Welcome to this beautifully maintained Morningside home offering over 2,500 sq. ft. of developed living space, FOUR upper-level bedrooms and an outstanding layout designed for everyday comfort and entertaining! Rich hardwood floors, stylish finishes, decorative wainscoting and thoughtful architectural details create a warm, inviting atmosphere throughout. The spacious living room features a cozy gas fireplace, while the adjoining flex room offers the perfect spot for a home office, sitting room or formal dining area. The kitchen is made for gathering, with granite countertops, stainless appliances, a generous island with breakfast seating and a fantastic walk-through pantry. The bright dining area easily accommodates a large table, with convenient access to the expansive backyard deck. Main-floor laundry and a powder room add everyday practicality. UPSTAIRS, THERE’S ROOM FOR EVERYONE! A fabulous, sun-filled bonus room with vaulted ceilings offers the perfect space for movie nights, games or relaxing. The spacious primary retreat features a walk-in closet and five-piece ensuite with dual sinks, a jetted soaker tub and separate shower. Three additional bedrooms and a full bathroom complete the upper level. The basement provides plenty of additional space and exciting possibilities for future development.  (Room dimensions for unfinished basement space are provided for your reference.) Outside, the fully fenced, landscaped backyard features a large deck and underground sprinklers, while the oversized, insulated double garage offers ample parking and storage. THE BIG-TICKET ITEMS? ALREADY TAKEN CARE OF! Two new furnaces, a newer roof as well as leased tankless hot water & water softener mean important improvements are

already in place. All this in the welcoming community of Morningside, close to schools, parks, playgrounds, pathways, shopping and restaurants, with quick access to major commuter routes. FOUR BEDROOMS UP, GENEROUS LIVING SPACES, A FANTASTIC YARD AND MAJOR UPDATES — THIS HOME DELIVERS!

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