



69 Morningside Circle SW
Airdrie, Alberta

MLS # A2306755



\$697,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Additional Refrigerator in Pantry, Irrigation system in front and back

Charming, spacious, and unbeatable location in this fabulous family home in Morningside! The big ticket items are done, two brand new furnaces with 15 year transferrable warranty, roof has been redone, newer tankless hot water, and underground sprinkler system in the front and back yard.. Over 2500 sq ft of gorgeous living space, bright south facing yard with fire pit and large sunny deck. This 4-bedroom, 2.5-bathroom home blends modern updates with timeless charm—featuring elegant wainscoting and beadboard details that add character you simply don’t see anymore. Rich hardwood flows throughout, complemented by granite countertops, all-new lighting, fixtures, for a clean and elevated feel. The kitchen delivers both style and function, with a huge walk-in pantry that makes everyday living effortless. Outside, enjoy a fully landscaped yard. Downstairs, a partially finished basement with bathroom and bedroom rough-ins—ready for your vision. Complete it with the included hardwood floor to finish the entire basement. Quick access to 40th Ave and Deerfoot, and just minutes to the growing amenities in South Point Village. Charming. Elevated. Easy to love.