



**34 Morningside Landing SW
Airdrie, Alberta**

MLS # A2310191



\$825,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,619 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar		

Inclusions: Professional Pool Table

Located in the thriving, established community of Morningside. You're steps from excellent schools, parks, and walking paths. Shopping, dining, and everyday conveniences are just minutes away. With easy access to major roadways that get you anywhere you need to go, as well as quick access to Calgary. This is suburban living at its finest. Peaceful, welcoming, and beautifully connected. This stunning home is a five-bedroom residence with a meticulously designed living space on a generous pie-shaped lot in a quiet cul-de-sac. Step into a magnificent foyer with gleaming hardwood floors that set the tone throughout. The main floor showcases a spacious living room, dining room, and family room, flowing seamlessly into the kitchen with beautiful granite countertops. The kitchen island is a true showstopper, featuring stunning gray stonework with integrated lighting and display shelving. You'll also find a breakfast nook overlooking the backyard. A main floor laundry, an office/ flex room, and a half bathroom complete this level. A custom archway leads you downstairs into a professionally developed basement bursting with potential. The massive recreational area is perfect for entertaining, complete with a wet bar featuring beautiful stonework detailing. Two fireplaces add warmth and ambiance throughout, a full bathroom and a bedroom provide both comfort and convenience. Wrought iron, wood railings and stair lighting guide you to the second storey, where four large bedrooms await with freshly laid carpet. The luxurious master bedroom features a private nook area and an absolutely beautiful en-suite for your ultimate retreat. Appliances, 2 AC units, hot water tank, and 2 Furnaces replaced (2023-2026). This ensures superior climate control and efficiency throughout. Outside, a huge, freshly painted deck overlooks the expansive backyard, ideal for entertaining and family

gatherings. Extensive landscaping includes a beautiful rock garden with a fire pit. The double attached garage provides ample storage and convenience.