



GRASSROOTS

REALTY GROUP

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**203 Morningside Circle SW
Airdrie, Alberta**

MLS # A2317726



\$699,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: N/A

FRESHLY PAINTED | APPROX. 3,400 SQ. FT. OF DEVELOPED LIVING SPACE | CENTRAL A/C | FULLY DEVELOPED BASEMENT WITH ILLEGAL SUITE | 4+1 BEDROOMS | 3.5 BATHROOMS | 9' CEILINGS | UPPER FLOOR LAUNDRY | HEATED DOUBLE ATTACHED GARAGE | CLOSE TO SCHOOLS, SHOPPING & TRANSIT

Welcome to this beautifully maintained two-storey home offering nearly 3,400 sq. ft. of developed living space in the highly sought-after community of Morningside. This particular home showcases quality craftsmanship, thoughtful design, and exceptional functionality for today's growing family. The impressive front foyer features soaring open-to-above ceilings, creating a bright and welcoming first impression. The main floor offers an open-concept layout with 9-foot ceilings, premium hardwood flooring, a spacious living area, a formal dining room that can also serve as a home office, and a bright breakfast nook overlooking the backyard. The well-appointed kitchen is complemented by Stainless steel appliances, a kitchen island, a convenient walk-through pantry with direct access to the double attached garage. Upstairs, you'll find a bonus room, Four spacious bedrooms, and a conveniently located laundry room. The primary retreat features a luxurious 5-piece ensuite and a walk-through closet designed for both comfort and convenience. The fully developed basement adds tremendous value and versatility with an illegal suite setup that includes a large recreation/living area, a spacious bedroom, a full 4-piece bathroom, and ample storage space—ideal for extended family, guests, or additional living flexibility. Ideally situated close to schools, parks, shopping, and public transportation, this exceptional home offers the perfect combination of space, location, and value. A fantastic opportunity for families

seeking room to grow in one of Airdrie's most desirable communities.