



**126 Morningside Point SW  
Airdrie, Alberta**

**MLS # A2321055**



**\$649,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,851 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neighbours Bel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-13-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub		

**Inclusions:** n/a

Welcome home to this beautifully maintained 3-bedroom home located on a quiet cul-de-sac in the family-friendly community of Morningside. Perfectly positioned backing onto a tranquil pond, this home offers both comfort and a picturesque setting that's hard to find. Step inside to discover a bright, open-concept layout featuring large windows that frame sweeping water views and fill the home with natural light and beautiful waterfront views. The main floor boasts a welcoming living room with a cozy gas fireplace, a spacious dining area, and a modern kitchen with stainless steel appliances including gas range, a center island, and ample cabinetry &mdash; ideal for both everyday living and entertaining. Upstairs, you'll find a generous primary suite complete with a private 4-piece ensuite, plus two additional bedrooms, a full bathroom, perfect for growing families or guests, and large bonus room. Downstairs, the walk-out basement can be used as an illegal suite, with separate entry features a kitchenette with dishwasher and refrigerator, large rec room with fireplace, living room and tons of storage, as well as access to the backyard. Enjoy your morning coffee or evening sunsets on the back deck overlooking the pond, with no rear neighbors &mdash; just peaceful views and the soothing sounds of nature. The fully fenced yard is great for kids, pets, and summer barbecues. Direct access to Airdrie's massive connected pathway network for daily nature walks, bike rides, etc. Located close to schools, playgrounds, walking paths, shopping, and all major amenities, this home blends suburban charm with modern convenience. With its unbeatable location and scenic backyard oasis, this Morningside gem won't last long! Book your private showing today and experience pond-side living at its finest.