



65 Morningside Circle SW
Airdrie, Alberta

MLS # A2324567



\$729,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: hot tub, storage shed, blinds

Looking for a beautiful family home that is move in ready? Designed with something for everyone, this home impresses from inside-out. The main floor features 9' ceilings, an inviting foyer, and a private office. The bright, open-concept living area showcases a corner fireplace, stylish kitchen, and spacious dining area. An incredible walk-through pantry with freezer leads to the mudroom featuring custom Australian wood cabinetry and a double attached garage with abundant storage and a folding workbench. Upstairs offers two generous bedrooms, a bonus room, laundry, and a king-sized primary retreat complete with a spa-inspired ensuite and an extraordinary custom walk-in closet. The fully finished basement includes a large rec room, two additional bedrooms, and a beautifully appointed full bathroom. Enjoy the backyard with a concrete patio, raised garden beds, and a hot tub! Ideally located across from a school, park, and playgrounds, with shopping and QE2 just minutes away. Additional features include a radon mitigation system, newer HWT, trash compactor, built-in power vac, and premium flooring throughout!