



GRASSROOTS
REALTY GROUP

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106 Morningside Circle SW
Airdrie, Alberta

MLS # A2324694



\$679,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,344 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Pie Shaped Lot		

Heating:	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:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	garden shed		

Welcome to this exceptionally spacious family home offering over 3,150 sq. ft. of developed living space, perfectly situated in one of Airdrie's most desirable neighborhoods. Just minutes from schools, parks, shopping, and with quick access to Calgary, this home delivers the perfect balance of comfort, convenience, and room to grow. The bright and open main floor is designed with everyday living and entertaining in mind. At the heart of the home is a massive kitchen island surrounded by abundant cabinetry, a walk-in pantry, and generous counter space. The adjoining dining area offers flexibility as either a formal dining room or an ideal home office, while the expansive living room creates the perfect gathering place for family and friends. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat complete with a private ensuite. A second full bathroom provides convenience for the rest of the family. The fully developed basement expands your living space with 9-foot ceilings, an impressive entertainment room that's the ultimate man cave, an additional large bedroom, and a 4-piece bathroom—perfect for guests, teenagers, or multi-generational living. Outside, enjoy a tidy, low-maintenance backyard featuring a spacious deck that's ideal for summer BBQs, morning coffee, or relaxing after a long day. A garden shed provides additional storage, while the oversized garage is a true standout, boasting 12-foot ceilings and an immense overhead storage area that's perfect for seasonal items, recreational equipment, or creating the workshop you've always wanted. Location is everything, and this home delivers. Schools are just minutes away, Costco and CrossIron Mills are 10 minutes from your doorstep, and Calgary International Airport is another ten minutes further, making commuting and travel exceptionally convenient.

Offering outstanding space, thoughtful design, and an unbeatable location, this is the perfect place to call home.