



GRASSROOTS
REALTY GROUP

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69 Morningside Circle SW
Airdrie, Alberta

MLS # A2329402



\$679,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,509 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Imagine your dream home... A place where your children can laugh and play in the sunny, south-facing, fully fenced backyard while you relax on the expansive deck, entertain friends, or unwind around the fire pit. This beautifully maintained home has been thoughtfully updated, allowing you to move in and simply enjoy. The heart of the home is the gourmet kitchen, featuring granite countertops, a walk-through pantry, and newer appliances including a stove (2022), dishwasher (2023), refrigerator (2025), second refrigerator (2025), and washer and dryer (2025). Whether you're preparing weeknight dinners or hosting holiday gatherings, this space is designed for both style and function. Designed with families in mind, all four spacious bedrooms are conveniently located on the upper level, creating the perfect balance of togetherness and privacy. The generous bonus room is ideal for movie nights, games, or relaxing together, while the elegant dining room is ready for memorable family meals. A versatile main-floor flex room can easily become your home office, children's playroom, hobby space, or business headquarters. The primary bedroom is a true parents' retreat, offering plenty of room for an oversized king-sized bed, a luxurious ensuite with double sinks, a jetted tub, and a walk-in closet. The partially finished basement with impressive 9-foot ceilings offers incredible flexibility. Use it as a spacious storage and recreation area today, or create the basement you've always wanted. With the layout already working in your favour, there's excellent potential without having to undo someone else's finished design. The major investments have already been completed for your peace of mind, including two brand-new furnaces with a transferable 10-year warranty, a newer roof, tankless hot water system (leased), underground sprinklers in both front and back yards, and

stylish updated lighting throughout. Designer wainscoting, beadboard accents, rich hardwood flooring, and tasteful finishes create a home that feels warm, elegant, and timeless without unnecessary upkeep. Located in the highly desirable community of Morningside, you'll love having no HOA fees, quick access to Deerfoot Trail and 40th Avenue, only 15 minutes to Calgary International Airport, and easy walking distance to shopping, parks, playgrounds, and beautiful pathway systems. This was the seller's dream home, filled with wonderful memories, and they hope the next family will love it just as much as they have. Priced for quick possession. Seeing truly is believing. Book your private showing today and discover the place you'll be proud to call home.