



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

174 Morningside Circle SW
Airdrie, Alberta

MLS # A2332419



\$649,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE SATURDAY JULY 11 11:00AM-1:00PM

Welcome to this beautiful family home on a quiet street in Morningside, offering almost 2,600 SF of developed living space and located just steps from schools, pathways and shopping. The south-facing backyard is fully fenced and perfect for enjoying sun all year. Fresh paint and professionally cleaned, this home is move-in ready. The main floor features a spacious foyer with a stunning hardwood staircase, a bright living room with large windows and a gas fireplace and a functional kitchen with a breakfast bar and walk-through pantry for easy access from the garage. The dining area opens to a full-width deck, bringing in great natural light. Upstairs offers a spacious primary bedroom with room for a king bed, along with a 5-piece ensuite featuring double sinks, soaker tub, separate shower and private toilet. You'll also find two additional bedrooms, a full bathroom, a bonus room with big windows and a convenient upper laundry room. The basement includes an illegal suite with a separate entrance, kitchen, bedroom, 3-piece bath and flexible living space. Enjoy a large backyard with a full-width deck and privacy screens. Walking paths, ponds, tennis courts and playgrounds are all close by. Easy access to Main Street commercial developments and QE2 makes commuting simple and convenient. Upgrades include a new dishwasher (2024) and hot water tank (2025).