



GRASSROOTS
REALTY GROUP

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65 Morningside Circle SW
Airdrie, Alberta

MLS # A2341636



\$724,999

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

Welcome to this thoughtfully designed home with space, style, & functionality for everyone. The main floor welcomes you with 9' ceilings, a spacious foyer, & a private office. The bright, open-concept living area is anchored by a corner fireplace & flows seamlessly into the stylish kitchen & generous dining space. A standout walk-through pantry with freezer connects the kitchen to a well-appointed mudroom featuring custom Australian wood cabinetry, abundant storage, & access to the double attached garage with a folding workbench. Upstairs, you'll find three generous bedrooms, an exceptional king-sized primary retreat, a versatile bonus room, & convenient laundry. The spa-inspired ensuite & extraordinary custom walk-in closet complete the upstairs. The fully finished basement offers even more room to relax & entertain, with a spacious recreation room, two additional bedrooms, & a beautifully appointed full bathroom. Step outside to enjoy the private backyard, complete with a stamped concrete patio, raised garden beds, & hot tub—perfect for year round enjoyment. Ideally located directly across from a school, park, & playgrounds, with shopping & QE2 just minutes away & NO HOA fees! Additional features include a radon mitigation system, newer HWT, trash compactor, built-in central vacuum, & premium flooring throughout. A beautifully finished home offering exceptional space, thoughtful upgrades, & convenience.