



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

115 Morningside Point SW
Airdrie, Alberta

MLS # A2345939



\$599,500

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: Large Storage Shed, All Window Coverings

This exceptional one-of-a-kind home offers an extremely private backyard oasis with year-round RV parking and feels significantly larger than its 1,911 square feet. Recent upgrades include a newer hot water tank, water softener, window coverings, new vinyl plank flooring on the upper level and stairs, new rear storm door, newer washer and dryer, newer refrigerator, newer gas stove, Kohler toilets, exterior LED lighting, and garage shelving. Additional features include granite countertops, high-end cabinetry, a walk-through pantry, 2 gas fireplaces, main floor laundry, yard irrigation, and stunning backyard decor. The impressive floor plan showcases a large foyer, spacious garage entrance, and walk-through pantry flowing into a kitchen with stunning appliances and ample dining space for larger gatherings. The upper level features a huge bonus room with a cozy gas fireplace and a primary suite with walk-in closet and spacious ensuite bathroom. The lower level is largely undeveloped but framed and thoughtfully laid out for easy finishing with potential for a bathroom, bedroom, and living room. The south-facing yard is lined with mature trees creating an exceptionally private outdoor retreat—rare in Airdrie—and the long driveway provides ample space to park a 30-foot RV or trailer year-round without encroaching on the sidewalk. This rare combination of desirable features is sure to impress; book your private viewing today.