



GRASSROOTS
REALTY GROUP

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**206 Morningside Gardens SW
Airdrie, Alberta**

MLS # A2240292



\$534,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE Saturday July 19 11:30-1:30pm! Stylish, spacious, and move-in ready — welcome to your modern sanctuary. Perfectly situated in the highly desired community of Morningside Gardens, this upgraded home blends sleek design elements with everyday functionality across more than 2,100 sq ft of developed space. tasteful modern upgrades including an updated fireplace surround and full kitchen makeover. From the moment you step inside, you're greeted by a flood of natural light through oversized windows, accentuating the open layout and stylish finishes. The main floor is all about connection and comfort. The inviting living room, anchored by a cozy gas fireplace, is made for everything from lazy Sundays to lively gatherings. Rich laminate flooring adds a contemporary touch, while the expansive kitchen steals the show with a statement island large enough for the whole family, complete with sleek black appliances that tie the space together beautifully. A generous dining area flows seamlessly to the backyard, where a sun-drenched patio and fully fenced, south-facing yard invite you to enjoy morning coffees, summer BBQs, and effortless outdoor living. Tucked away at the rear, you'll also find a double detached garage — providing convenience, extra storage, and protection for your vehicles all year round. Upstairs, the primary suite offers a peaceful retreat with its own elegant ensuite. Two additional bedrooms and a full bathroom provide plenty of room for family, guests, or a home office setup. The fully finished basement is as versatile as it is cozy — the perfect spot for movie nights, a kids's zone, or a quiet workspace — plus a spacious fourth bedroom for added flexibility. Located in the vibrant, family-friendly community of Morningside, you're just steps from parks, playgrounds, walking and biking

paths, schools, transit, and all the shopping and amenities that SW Airdrie has to offer. Book your privet viewing today while it lasts!