



GRASSROOTS
REALTY GROUP

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130 Morningside Point SW
Airdrie, Alberta

MLS # A2254659



\$724,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated, Oversized, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Nestled at the end of a quiet cul de sac in the highly sought after Morningside community of Airdrie, this stunning 5 bedroom, 3.5 bathroom home offers over 2,800 sq. ft. of fully developed living space, including a rare walk up basement with a separate entrance and breathtaking pond views. The main floor features brand new flooring, an open concept layout, and a cozy gas fireplace. The spacious kitchen is a chef's dream with granite countertops, stainless steel appliances, and a walk through pantry. Large windows at the back of the home fill the space with natural light and showcase peaceful pond and trail views. Step out onto the deck to enjoy the tranquil surroundings and direct access to scenic walking and biking paths. Upstairs you will find five generous bedrooms, including a primary suite with a four piece ensuite and walk in closet. The fully finished basement adds even more living space with a bright rec room, flexible space, full bathroom, and walk up access to the backyard perfect for guests or extended family. Situated on a corner lot with no neighbors on one side, this home offers exceptional privacy. The fenced backyard opens onto a beautiful network of pathways ideal for walking, running, or cycling right from your back gate. An oversized driveway provides plenty of parking, and the quiet location is just minutes from schools, parks, and shopping. This move in ready home combines space, function, and an unbeatable location in Morningside, offering comfort and lifestyle for the whole family.