

1-833-477-6687 aloha@grassrootsrealty.ca

6 Morningside Landing SW Airdrie, Alberta

MLS # A2271145



\$674,900

Division: Morningside Type: Residential/House Style: 2 Storey Size: 2,280 sq.ft. Age: 2007 (18 yrs old) **Beds:** Baths: 3 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.14 Acre Lot Feat: Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Cedar, Stone, Vinyl Siding, Wood Frame DC-13-A Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Freshly painted and fully finished, this 5 bedroom home offers over 3,300 sq ft of finished living space designed for large and growing families. Quiet cul-de-sac placement and an extra deep backyard add privacy and room to play, while recent upgrades including a brand new furnace, new hot water tank and central air conditioning ensure year-round comfort and peace of mind. A soaring open-to-above foyer creates a memorable first impression, anchored by hardwood flooring and a bright open layout. Culinary adventures are inspired in the kitchen with stainless steel appliances, abundant cabinetry, a corner pantry for extra storage and a huge island with raised breakfast bar seating, ideal for casual gatherings. The adjacent dining area opens directly to the rear deck for easy indoor/outdoor living. A welcoming living room invites relaxation in front of the gas fireplace flanked by built-ins, while French doors lead to a private den that makes an excellent office or study zone. A tucked-away powder room completes the main level. Cascading lighting guides you upstairs to a vaulted bonus room, an airy retreat perfect for movie nights or quiet family time. The primary suite delivers a true owner's refuge with a walk-in closet and a 5-piece ensuite featuring dual sinks, a deep soaker tub and a separate shower. 2 additional bright bedrooms, one with a walk-in closet, share a well-appointed 4-piece bathroom. The finished basement expands your possibilities with a massive rec room for games and media and a flex space for hobbies or play. Also on this level are 2 more bedrooms and a stylish 5-piece bathroom with dual sinks, ideal for shared use. Outside, the extra deep backyard offers endless room for children, pets and gardening alongside a spacious deck for barbecuing and unwinding. A double attached garage adds convenience and storage. Walk to St Veronica School and

