



**167 Morningside Circle SW
Airdrie, Alberta**

MLS # A2287158



\$685,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wall Furnace	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, 2x TV Wall Mounts (Master Bedroom & Second Bedroom), 2 Floating Shelves in Bonus Room, Bathroom Basement Shelf Above Toilet, Gazebo, All Blinds		

Welcome to this exceptional 4-bedroom, 3.5-bathroom family home in the vibrant community of Morningside in Airdrie—offering over 3,200 sq. ft. of thoughtfully developed living space designed for modern family life. From the moment you arrive, you’ll notice the pride of ownership. New Gemstone eaves lighting and fresh sod create stunning curb appeal and a warm, inviting first impression. Step inside to a grand foyer with soaring ceilings where expansive windows flood the home with natural light and set the tone for the open, airy layout. At the heart of the home, the spacious kitchen is both stylish and functional—featuring rich espresso maple cabinetry, granite countertops, stainless steel appliances, a raised breakfast bar, abundant prep and storage space, gleaming hardwood floors and walk-through pantry. Whether hosting friends or enjoying casual family meals, this kitchen delivers. The open-concept design flows effortlessly into the bright breakfast nook and welcoming living room, highlighted by an eye-catching feature fireplace. A separate formal dining room provides the perfect setting for larger gatherings - or offers flexibility as a home office or multi-purpose space. A convenient main-floor laundry room with utility sink and a practical mudroom off the heated double garage complete this level. Upstairs, a loft-style bonus room with a second fireplace creates a cozy retreat for movie nights or quiet evenings in. The primary suite is a true sanctuary—generously sized and complemented by a luxurious 5-piece ensuite featuring tile flooring, dual sink granite top vanity, a soaker tub, walk-in shower, and a spacious walk-in closet with custom built-ins. Two additional large bedrooms and a beautifully finished full bathroom complete the upper level. Custom blinds are installed throughout, including remote-controlled blinds in the grand entry for

added convenience. The professionally finished basement (completed by the builder) expands your living space with impressive 9' ceilings, a large recreation room, fourth bedroom, full 4-piece bathroom, and ample storage - ideal for guests, teens, or extended family. Step outside to your fully landscaped backyard oasis. Enjoy summer evenings on the upper deck with a natural gas BBQ line or relax under the pergola on the lower patio, and take advantage of the spacious storage shed with roller door for all your outdoor essentials. The attached double garage is heated and insulated, and central air conditioning ensures year-round comfort. Perfectly located within walking distance to schools, parks, shopping, and scenic pathways - with quick access to Deerfoot via the new overpass - this home offers the ideal blend of style, space, and convenience. Move-in ready and meticulously maintained, this is the complete family package in one of Airdrie's most desirable locations. Don't miss out on this Morningside home and book your showing today!