



114 Morningside Circle SW
Airdrie, Alberta

MLS # A2296008



\$799,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaping		

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

Features: Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub

One of One! Nothing on the market compares to this fully developed, renovated luxury WALKOUT home backing the pond, with nearly a QUARTER ACRE of artfully landscaped lot on a quiet cul-de-sac with great neighbours and no traffic. RENOVATED with new counters, ceilings, lighting, floors, fixtures, paint and more. Thoughtful layout with private MAIN FLOOR OFFICE, oversized bonus room, and convenient UPSTAIRS LAUNDRY with cabinets and sink. Over 3200sqft of air-conditioned living space with a heated basement floor, maintained with expert care by proud meticulous owners. Garage has extra storage in an upstairs MEZZANINE, plus a long driveway and RV PARKING accessed from the paved alley. Morningside is where you will enjoy the schools and paths and parks and shops of neighboring Cooper's Crossing without the Cooper's price or HOA fees! Loaded with extras. Premium blinds, HOT TUB, heated master bath floor, turf DOG RUN, many more. Must be seen to be appreciated. This is easily the best property in Morningside, and unmatched at this price.