



172 Morningside Manor SW
Airdrie, Alberta

MLS # A2296287



\$539,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Storage		

Inclusions: None

Open House, Thursday, March 26 from 5-7 pm and Sunday March 29, 2-4 pm! Hello, Gorgeous! Welcome to this charming two-storey home located in the family-friendly community of Morningside, Airdrie. Situated on a quiet street directly across from a greenspace and playground, this home offers a functional layout and convenient access to nearby schools, shopping, and pathways. The main floor features hardwood flooring, an open-concept living and dining area, and a kitchen with granite countertops, a central island, and stainless steel appliances. A 2-piece bathroom completes the main level. Upstairs includes three bedrooms and two full bathrooms, including a primary bedroom with a walk-in closet and 4-piece ensuite. The basement is partially finished with framing in place for two additional bedrooms and a bathroom. The backyard includes a variety of fruit trees and garden space, along with a double detached garage. This home is within walking distance to schools, parks, and amenities, with easy access to Deerfoot Trail for commuting.