



155 Morningside Circle SW  
Airdrie, Alberta

MLS # A2297518



**\$609,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,883 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-13-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Proudly situated on a prime over-sized interior corner lot (i.e. loads of parking), this immaculate residence offers striking curb appeal with upgrades throughout. Extra wide concrete front steps lead into a bright and open vaulted foyer, functional gourmet kitchen with granite counters/island/breakfast bar/ceiling height solid-wood cabinetry/substantial walk-through pantry, spacious dining area to a vast 14' x 25' rear deck/fully landscaped/fenced yard, a cozy living room with feature gas fireplace and laundry/mudroom; pristine hardwood flooring throughout. Upper level houses a sizeable bonus room, primary bedroom with large walk-in closet and ensuite with soaker tub/separate stand-up shower, 2 additional generously-sized bedrooms and four-piece main bathroom. Lower level is undeveloped and awaits your future plans; serves as a fully functioning workshop at present. Oversized (18' X 24') double attached garage round this gem out.