



**102 Morningside Point SW
Airdrie, Alberta**

MLS # A2297661



\$680,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: none

Imagine moving into this home just in time to enjoy long summer evenings on your private deck, overlooking the landscaped yard, with Morningside playground and Willow Pond just beyond—offering both a peaceful backdrop and easy access to outdoor living. This fully developed walk-out home blends sophistication with warmth, beginning on the main floor with a beautifully open layout designed for everyday living and effortless entertaining. The classic kitchen features timeless cabinetry, a built-in hood cover, and a central island with seating, all connecting seamlessly to a spacious living room and well-sized dining area. From here, step out to the extended deck and take in the privacy of mature trees and the natural setting behind. Upstairs, a vaulted bonus room creates a comfortable space to unwind, while the primary suite offers a spa-like retreat with an upgraded shower, a soaker tub set between dual vanities, and a walk-in closet. Two additional bedrooms—one with a thoughtfully designed study space—along with a full bathroom and upper-level laundry complete this level with ease. The walk-out lower level extends your lifestyle even further, opening directly to a private backyard oasis featuring a hot tub, fire pit area, stamped concrete patio and gate access to the adjacent pathway system. Inside, you’ll find a large rec room, a fourth bedroom, and a full bathroom—ideal for guests, teens, or additional family space. Thoughtfully maintained with meaningful updates over the years, including roof and some siding (2012), upper carpet, main floor flooring and paint (2021), furnace (2022), hot water tank and deck (2023), and the addition of air conditioning (2025). A home that offers comfort, connection, and a setting you’ll appreciate every day.