



**65 Morningside Circle SW
Airdrie, Alberta**

MLS # A2302595



\$779,999

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Fruit Trees/Shrub(s), Landscaped, No Back Lane, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Hot tub

Welcome to this breathtaking family home in the desirable community of Morningside. This home has something for everyone! Open the front door to 9' ceilings, welcoming foyer, & an office. The bright, open concept living space features a corner fireplace, modern kitchen & spacious dining area. The incredible walkthrough pantry w/ freezer leads to a mudroom w/ custom Australian wood cabinetry & double attached garage w/ lots of storage & folding work bench. Upstairs you will find 2 large bedrooms, a bonus room & laundry, plus the king sized primary bedroom is an oasis w/ a spa-like ensuite & a remarkable closet w/ custom cabinets. The fully finished basement has a large rec room, 2 additional bedrooms & a beautiful full bathroom. The backyard has a concrete patio, raised garden beds & a hot tub. All this, in a prime location across from a school, park & playgrounds - plus close to shopping & the QE2. Additional Features: radon mitigation system, newer hwt, trash compactor, b/l power vac & high end flooring.