

172 Morningside Manor SW
Airdrie, Alberta

MLS # A2164359



\$549,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, G		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to Morningside! This charming two-story home is situated on a quiet street, directly across from a playground. As you approach the front door, you'll notice the covered porch, ideal for watching the kids play in the park. Inside, gleaming hardwood floors greet you throughout the main level. The open-concept layout features a spacious living room with a fireplace, a dining area, and a kitchen with a two-tier granite countertop island/breakfast bar and recently upgraded stainless steel appliances. A convenient 2-piece bath completes this floor. Upstairs, you'll find a functional layout with three bedrooms and two full baths, including the master suite with a walk-in closet and a 4-piece ensuite. A laundry room is also conveniently located on this level. The basement is framed for a bathroom and two additional bedrooms, awaiting your finishing touches. The backyard is a gardener's dream, boasting apple and cherry trees, Haskap, strawberry, and raspberry bushes, a herb garden, zucchini, squash, rhubarb, asparagus, grapes, and more! A double detached garage provides ample parking. This home is within walking distance to St. Veronica's School (K-9), shopping, dining, dentists and offers easy access to Deerfoot for commuting to Calgary or the airport!