



# 167 Morningside Circle Airdrie Alberta

\$685,000

Welcome to this exceptional 4-bedroom, 3.5-bathroom family home in the vibrant community of Morningside in Airdrie—offering over 3,200 sq. ft. of thoughtfully developed living space designed for modern family life. From the moment you arrive, you'll notice the pride of ownership. New Gemstone eaves lighting and fresh sod create stunning curb appeal and a warm, inviting first impression. Step inside to a grand foyer with soaring ceilings where expansive windows flood the home with natural light and set the tone for the open, airy layout. At the heart of the home, the spacious kitchen is both stylish and functional—featuring rich espresso maple cabinetry, granite countertops, stainless steel appliances, a raised breakfast bar, abundant prep and storage space, gleaming hardwood floors and walk-through pantry. Whether hosting friends or enjoying casual family meals, this kitchen delivers. The open-concept design flows effortlessly into the bright breakfast nook and welcoming living room, highlighted by an eye-catching feature fireplace. A separate formal dining room provides the perfect setting for larger gatherings - or offers flexibility as a home office or multi-purpose space. A convenient main-floor laundry room with utility sink and a practical mudroom off the heated double garage complete this level. Upstairs, a loft-style bonus room with a second fireplace creates a cozy retreat for movie nights or quiet evenings in. The primary suite is a true sanctuary—generously sized and complemented by a luxurious 5-piece ensuite featuring tile flooring, dual sink granite top vanity, a soaker tub, walk-in shower, and a spacious walk-in closet with custom built-ins. Two additional large bedrooms and a beautifully finished full bathroom complete the upper level. Custom blinds are installed throughout, including remote-controlled blinds in the grand entry for added convenience...

Recreational, Games room 25.83 Ft x 15.25 Ft  
 Bedroom 11.25 Ft x 10.25 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Storage 13.58 Ft x 6.42 Ft  
 Furnace 14.25 Ft x 10.92 Ft  
 Living room 15.92 Ft x 15.00 Ft

Pantry 6.08 Ft x 3.83 Ft  
 2pc Bathroom 4.92 Ft x 4.83 Ft  
 Other 7.00 Ft x 8.67 Ft  
 Bonus Room 18.00 Ft x 12.83 Ft  
 Primary Bedroom 16.25 Ft x 13.58 Ft  
 Other 5.83 Ft x 5.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 12.50 Ft x 16.00 Ft

Breakfast 9.08 Ft x 11.08 Ft

Dining room 12.67 Ft x 10.92 Ft

Laundry room 9.08 Ft x 6.58 Ft

5pc Bathroom 10.58 Ft x 8.75 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

Bedroom 10.67 Ft x 10.25 Ft