



GRASSROOTS
REALTY GROUP

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469 Morningside Way SW
Airdrie, Alberta

MLS # A2242535



\$558,800

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

HOME SWEET HOME! AMAZING VALUE for buyers and investors alike! Welcome to this exquisite, fully developed 2 storey walk out home with a fully finished basement to provide more than 1,973 SQFT of living space throughout in the beautiful community of Morningside in Airdrie. As you enter this home you will find the spacious foyer open to the living room with large windows providing plenty of natural light. The kitchen features an island with a raised eating bar, corner pantry and ample counter space for all your cooking needs. The dining area overlooks the large deck and is perfect for summer BBQ's. Upstairs, you will find the generous primary bedroom complete with a walk in closet and 4 piece en suite. Two well sized bedrooms and a 4 piece main bathroom complete the upper level. As you move down to the finished basement you will find a large recreation room to customize for your entertainment needs, a 4 piece bathroom and additional storage and a laundry room. The back yard has enough space to create your own private oasis to enjoy with mature trees and a double detached garage. The community of Morningside is conveniently located with ease of access to schools, parks, shopping, dining, and the QE2. Don't miss out on this GEM, book your private viewing today!