



GRASSROOTS
REALTY GROUP

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457 Morningside Way SW
Airdrie, Alberta

MLS # A2243373



\$549,999

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,519 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to this spacious and well-appointed detached home featuring 4 generous bedrooms and 2.5 bathrooms. The upper-level laundry offers added convenience, while the open-concept layout creates a warm and inviting atmosphere throughout. The living room is anchored by a cozy fireplace, perfect for relaxing evenings. The WALK-OUT basement comes with rough-in plumbing, providing excellent potential for a future bathroom. Enjoy outdoor living year-round with a covered lower patio that extends your living space. A double detached garage adds functionality, and you'll love the quick access to the QEII Highway—just minutes from CrossIron Mills Mall and Calgary. This is the perfect blend of comfort, space, and location—don't miss it! ***VIRTUAL TOUR AVAILABLE***