



GRASSROOTS
REALTY GROUP

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444 Morningside Way SW
Airdrie, Alberta

MLS # A2262959



\$519,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1-L
Utilities:	-

Inclusions: Hood Fan, Refrigerator (Ice Maker as is), Attached Shelves in Living room, Storage shed and deck box in the backyard, raised garden beds

OPEN HOUSE SUNDAY OCTOBER 26TH: 11:00AM - 1:00 PM Welcome to your stunning new chapter in Morningside, a coveted family haven! Step into this meticulously maintained, glamorous 2-storey residence, a masterpiece offering over 1275 square feet of refined living space. From the moment you enter, you're enveloped in a blend of contemporary style and irresistible warmth. The main floor beckons with a sun-drenched living room, anchored by a cozy gas fireplace—the perfect elegant focal point for intimate cool-weather evenings. The chef-inspired kitchen is a study in sophistication, boasting rich Hazelnut-stained cabinetry, a central island, and a generous pantry, providing the perfect canvas for your culinary artistry. Adjacent to this space, the dining area offers a seamless flow for hosting chic family gatherings and sophisticated dinner parties. A discreet 2-piece powder room ensures guest convenience without compromising the main floor's design integrity. Ascend to the upper level to discover your private sanctuary. The primary suite is a truly luxurious retreat, featuring a spacious layout, a spa-like 4-piece ensuite, and a dedicated, expansive walk-in closet to house your wardrobe collection. Two additional, well-proportioned bedrooms share a contemporary 4-piece main bathroom, ensuring comfort and privacy for everyone. The untouched basement is a blank slate of opportunity, featuring roughed-in plumbing and three large windows, eagerly awaiting your vision for a bespoke home gym, an opulent entertainment lounge, or a multi-generational living suite. Outside, the property is just as exceptional. A magnificent oversized detached double garage provides secure, convenient parking via the rear lane. The fully fenced, sun-drenched south-facing backyard is your private oasis, complete with a deck for al fresco dining and

low-maintenance landscaping, making it ideal for both relaxation and entertaining. Location is everything: this jewel is steps from a tranquil Pathway system and offers an effortless commute to Calgary, placing all the amenities and excitement of Airdrie at your fingertips. This isn't just a house; it's the ideal combination of style, comfort, and unparalleled convenience. Don't miss your chance to claim this one-of-a-kind, impeccably styled property. Book your private viewing today!