



GRASSROOTS
REALTY GROUP

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423 Morningside Way SW
Airdrie, Alberta

MLS # A2265399



\$599,800

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Irregular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC-13-B

Utilities: -

Welcome to this charming 1,775 sq. ft. home with CENTRAL A/C in family-friendly Morningside! Features bright, open living areas and an updated kitchen with granite countertops, modern backsplash, and new fixtures. Upstairs offers a bonus room, 3 spacious bedrooms, including a primary suite with 4-pc ensuite and walk-in closet. Enjoy the huge SOUTH-FACING backyard with ALLEY ACCESS...perfect for a future garage, shop, or RV parking, plus a large patio for entertaining. You'll LOVE the HEATED double attached garage and EXTRA-WIDE driveway. Ideally located on a quiet street near parks, schools, shopping, and quick access to QE2. You would be proud to call this home...YOUR HOME!