



**444 Morningside Way SW  
Airdrie, Alberta**

**MLS # A2273761**

**\$514,900**



<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

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

Welcome to refined living in Morningside, a premier Airdrie destination that defines family elegance. Step inside this stunning, meticulously maintained 2-storey home—a glamorous 1,275+ square foot sanctuary where contemporary design meets irresistible comfort. The main floor is an invitation to gather. Light floods the open space, drawing you toward the spacious living room where a cozy gas fireplace provides the perfect atmospheric glow for cool evenings. Prepare to be inspired by the sophisticated, chef-inspired kitchen: rich Hazelnut-stained cabinetry, a substantial central island, and an expansive pantry create a high-end culinary environment. The adjacent dining area provides a flawless setting for both casual family meals and your most elegant dinner parties. Ascend to the quiet upper level, your private sanctuary. The primary suite is a true escape, boasting a large, tranquil space, complemented by a spa-like 4-piece ensuite and an expansive walk-in closet designed to effortlessly organize your finest collection. Two additional, generous bedrooms and a sleek 4-piece main bathroom ensure supreme comfort and privacy for all. Beyond the interiors, discover your sun-drenched, south-facing private oasis. The fully fenced yard features a deck for al fresco dining, beautiful low-maintenance landscaping, mature Haskap berry trees, and the immense convenience of RV PARKING next to the magnificent oversized detached double garage. Finally, the potential is boundless: The untouched lower level offers a massive blank canvas with three large windows and roughed-in plumbing, eagerly awaiting your bespoke vision—a luxury media room or future suite pending City of Airdrie approval. Perfectly positioned, this residence is steps from the local pathway system and ensures a painless commute to Calgary, placing

all Airdrie's essential amenities right at your fingertips. Experience the ultimate combination of style, convenience, and opportunity. Schedule your private viewing today!