



GRASSROOTS
REALTY GROUP

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444 Morningside Way SW
Airdrie, Alberta

MLS # A2273761



\$514,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2006 (20 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
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

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!