



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 (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 | | |

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|--------------------|---|
| 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) |

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|-------------------|------|
| 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!