



449 Morningside Way SW
Airdrie, Alberta

MLS # A2289608



\$565,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Set on a quiet street in Morningside, this walk out two storey combines a family friendly location with serious value added upgrades and standout utility. Nearly 1600 square feet above grade is paired with a walk out basement and an oversized 23x23 heated insulated garage with 220V power, making this home a strong fit for families who want space, function, and long term flexibility. The main floor is bright and functional with a versatile front flex space, a welcoming living room with gas fireplace, and a spacious kitchen and dining area ideal for everyday living and entertaining. The kitchen has been thoughtfully refreshed with upgraded countertops, a new kitchen sink and faucet, updated cabinet hardware, and all new premium appliances, creating a clean modern workspace with plenty of storage and prep space. Off the dining area, step onto the airy 250 square foot deck, perfect for summer BBQs and outdoor gatherings. Upstairs you will find three bedrooms, including a generous primary suite with walk in closet and full ensuite featuring a corner two person jetted tub and separate shower. Two additional bedrooms are connected by a Jack and Jill full bathroom, and the upper level laundry adds convenience. Recent interior upgrades include fresh paint throughout, updated lighting with LED fixtures, upgraded flooring throughout, upgraded stair finishes with quality vinyl plank, premium carpet in all bedrooms, upgraded toilets, and upgraded sinks taps and vanities in every bathroom except the primary ensuite. Additional updates include a replaced front porch window, updated front porch steps and railings, and added subfloor in the basement. Major efficiency and mechanical improvements include attic insulation topped up to slightly above R60, professional roof maintenance and inspection, a larger high efficiency natural gas hot water tank installed about three years ago, and upgraded HVAC

including a high efficiency furnace with allergy filter, built in humidifier, and a high efficiency air conditioning unit. A well updated home in a great location close to schools, parks, pathways, bike trails and a pond.