



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

224 Morningside Green SW
Airdrie, Alberta

MLS # A2294452



\$724,900

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,531 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to 224 Morningside Green, an exceptional corner-lot property offering more than 3,500 sq ft of fully developed living space, including a newly finished LEGAL basement suite. A grand cathedral-style entryway sets the tone, complemented by 9-foot knockdown ceilings throughout the main floor. A private den or home office is perfectly tucked away, while the spacious living room with a cozy fireplace creates an inviting place to unwind. The dining area looks out onto the fully fenced backyard and newly built deck, ideal for entertaining or keeping an eye on kids and pets. The kitchen is both stylish and practical, featuring stainless steel appliances, ample cabinetry and counter space, a breakfast bar, and a pantry. This level is completed by a 2-piece powder room, convenient main floor laundry and a mudroom with direct access to the double attached garage. Upstairs, you'll find a bright bonus room, three well-sized bedrooms and two full bathrooms. The primary retreat includes a walk-in closet and a spacious 5-piece ensuite with dual sinks, a jetted tub and a separate shower. The fully developed LEGAL basement suite offers excellent flexibility for rental income or multi-generational living, complete with two bedrooms, a 4-piece bathroom, full kitchen, dining space, ample storage and its own private fenced yard area. Perfectly located just one block from Coopers Crossing Willow Pond and steps to the pathway system, you'll enjoy easy access to outdoor recreation. Nearby amenities include Coopers Common Promenade, schools, parks, playgrounds and quick connections to QE II and Stoney Trail. A rare opportunity in a prime location. Schedule your showing today!