



**147 Morningside Mews SW
Airdrie, Alberta**

MLS # A2297845

\$639,900



Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this stunning family retreat in the highly desirable community of Morningside, where thoughtful design meets everyday luxury. Offering 2,517 square feet of immaculately maintained living space, this 3-bedroom, 3.5-bathroom home greets you with a charming front porch and an expansive foyer that opens into a seamless, light-filled layout. The main level is bathed in a serene, neutral palette, perfectly complemented by nine-foot ceilings and the sophisticated glow of gleaming hardwood floors. The living room invites you to unwind beside a beautiful corner gas fireplace, elegantly finished with a classic mantle and stone facing. This space flows effortlessly into a chef's dream kitchen, where style meets high-end functionality. With upgraded black and stainless steel appliances, sleek granite countertops and premium soft-close cabinetry surround a massive central island—the perfect hub for morning coffee or casual entertaining. Storage is effortless thanks to the walk-through pantry, which provides convenient access to the mudroom and the double attached garage. Nearby, the dining area offers a versatile setting for everything from intimate family dinners to large holiday gatherings, with direct access to your private outdoor sanctuary. Ascending the widened staircase with its elegant wrought iron spindles, you'll discover an upper level designed for modern comfort. The primary suite serves as a true sanctuary, boasting a spa-like five-piece ensuite complete with dual vanities, a deep corner soaker tub for luxurious relaxation, and a separate walk-in shower. Two additional generously sized bedrooms share a bright four-piece bathroom, while a dedicated laundry room with a Brand new Washer and Dryer, adds a layer of daily convenience. The vaulted bonus room serves as the home's crowning jewel; here, massive floor-to-ceiling windows flood the

space with natural light, offering a perfect setting for a home theater or play area. The experience continues in the fully finished basement, which features an enormous family room, an additional three-piece bathroom, and a large storage room. Outdoors, the beautifully landscaped, fully fenced backyard beckons. A gorgeous two-tiered deck stands ready for summer BBQs, overlooking established garden beds that provide a touch of lush privacy. Perfectly situated in a family-centric neighborhood, this home puts you steps away from scenic walking paths, a tranquil pond, and top-tier amenities including schools and shopping. This turn-key masterpiece is more than just a house; it's the lifestyle you've been waiting for. Don't let this one slip away—schedule your private tour today!