



**473 Morningside Way SW  
Airdrie, Alberta**

**MLS # A2155874**



**\$599,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,647 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

This fully finished home in Morningside could be the next family home you have been looking for. Over 2450 Sq ft or development means room for the whole family! This home is host to 4 bedrooms, 3.5 bath & a super bright & inviting WALKOUT BASEMENT. As you enter the front door note the cute curb appeal w/mature landscaping & perennial flowers to greet you. The foyer is very generous & boasts a good sized closet as well as view of the OPEN CONCEPT MAIN FLOOR. The living room is flooded w/natural south light & the window treatments are an upgraded top down blind system. No carpet on this floor & the living space flows seamlessly to the very generous dining space. This area is highlighted by a beautiful & timeless 3 sided fireplace. The kitchen has a very generous island, eating bar, SS APPLIANCES & a CORNER PANTRY. There is also a cute half bath tucked away at the back of the home as well as more closet storage. Just beyond the back closet walk outside to your UPPER DECK w/stairs to the back yard. Upstairs find no wasted space - 2 good sized secondary bedrooms (one w/WIC), a 4 pc secondary bathroom & a massive primary suite - room to have a KING BED w/room to spare. There is a good sized WIC as well as a 4 pc ensuite. In the FULLY FINISHED WALKOUT BASEMENT find the 4th bedroom, another full bathroom, REC ROOM SPACE, generous laundry room (washer & dryer inc) & the second access to the beautiful backyard. There is a newer hot water tank (2021). The yard is beautifully mature & private on this lower deck & leads to the DETACHED DOUBLE GARAGE. Off of the back alley there is also an extra parking space. This basement & lower entrance would lend itself beautifully to house extended family or a live in nanny - lots of privacy here. The location is prime - close to a school & quick access to the new 40th

AVE OVERPASS. Home ownership could be yours - don't miss this one.