

444 Morningside Way SW
Airdrie, Alberta

MLS # A2262959



\$519,900

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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

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 your stunning new chapter in Morningside, a coveted family haven! Step into this meticulously maintained, glamorous 2-storey residence, a masterpiece offering over 1275 square feet of refined living space. From the moment you enter, you're enveloped in a blend of contemporary style and irresistible warmth. The main floor beckons with a sun-drenched living room, anchored by a cozy gas fireplace—the perfect elegant focal point for intimate cool-weather evenings. The chef-inspired kitchen is a study in sophistication, boasting rich Hazelnut-stained cabinetry, a central island, and a generous pantry, providing the perfect canvas for your culinary artistry. Adjacent to this space, the dining area offers a seamless flow for hosting chic family gatherings and sophisticated dinner parties. A discreet 2-piece powder room ensures guest convenience without compromising the main floor's design integrity. Ascend to the upper level to discover your private sanctuary. The primary suite is a truly luxurious retreat, featuring a spacious layout, a spa-like 4-piece ensuite, and a dedicated, expansive walk-in closet to house your wardrobe collection. Two additional, well-proportioned bedrooms share a contemporary 4-piece main bathroom, ensuring comfort and privacy for everyone. The untouched basement is a blank slate of opportunity, featuring roughed-in plumbing and three large windows, eagerly awaiting your vision for a bespoke home gym, an opulent entertainment lounge, or a multi-generational living suite. Outside, the property is just as exceptional. A magnificent oversized detached double garage provides secure, convenient parking via the rear lane. The fully fenced, sun-drenched south-facing backyard is your private oasis, complete with a deck for al fresco dining and low-maintenance landscaping, making it ideal for both relaxation and

entertaining. Location is everything: this jewel is steps from a tranquil Pathway system and offers an effortless commute to Calgary, placing all the amenities and excitement of Airdrie at your fingertips. This isn't just a house; it's the ideal combination of style, comfort, and unparalleled convenience. Don't miss your chance to claim this one-of-a-kind, impeccably styled property. Book your private viewing today!