

444 Morningside Way SW  
Airdrie, Alberta

MLS # A2273761



**\$514,900**

<b>Division:</b>	Morningside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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

Experience the height of sophisticated family living in the prestigious community of Morningside, one of Airdrie's most sought-after destinations. This stunning, meticulously maintained two-storey residence offers over 1,275 square feet of refined elegance, where contemporary aesthetics meet the warmth of home. From the moment you step inside, you are greeted by an open-concept main floor bathed in natural light. The spacious living room, anchored by a cozy gas fireplace, provides an inviting glow for cool evenings, while the layout flows effortlessly into a chef-inspired kitchen. Featuring rich hazelnut-stained cabinetry, a substantial central island, and an expansive pantry, this culinary space is as functional as it is beautiful. Whether you are hosting an elegant dinner party or a casual family breakfast, the adjacent dining area provides the perfect backdrop for every occasion. The upper level serves as a private sanctuary, thoughtfully designed for rest and rejuvenation. The primary suite is a true retreat, boasting a tranquil atmosphere, a spa-like four-piece ensuite, and an expansive walk-in closet that caters to even the most extensive wardrobe. Two additional generously sized bedrooms and a sleek four-piece main bathroom ensure that family members or guests enjoy supreme comfort and privacy. The excellence of this property continues outdoors to your private, south-facing oasis. The fully fenced backyard is a sun-drenched haven featuring a large deck for al fresco dining, beautiful low-maintenance landscaping, and mature Haskap berry trees. Automotive enthusiasts and hobbyists will fall in love with the magnificent oversized detached double garage, complemented by the immense convenience of dedicated RV parking. For those looking to add their personal touch, the untouched lower level is a massive blank canvas. With three large windows and

roughed-in plumbing, it is perfectly suited for a luxury media room or a future suite, pending City of Airdrie approval. Perfectly positioned just steps from the local pathway system, this home ensures a painless commute to Calgary while keeping Airdrie's essential amenities right at your fingertips. Experience the ultimate combination of style, convenience, and opportunity—this is the move-in-ready masterpiece you have been waiting for. Book your Showing today!