

\$514,900 - 444 Morningside Way Sw, Airdrie

MLS® #A2262959

\$514,900

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.10 Acres

Morningside, Airdrie, Alberta

**** OPEN HOUSE SATURDAY NOVEMBER 22ND: 12:00 PM - 2:00 PM **** 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, beautiful Haskap berry trees, a spot for RV PARKING next to the garage 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!

Built in 2006

Essential Information

MLS® #	A2262959
Price	\$514,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	444 Morningside Way Sw
Subdivision	Morningside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3M5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	32
Zoning	R1-L

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.