

# \$519,900 - 444 Morningside Way Sw, Airdrie

MLS® #A2262959

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,275 sqft  
Residential on 0.10 Acres

Morningside, Airdrie, Alberta

**\*\*\*OPEN HOUSE SUNDAY OCTOBER 26TH:  
11:00AM - 1:00 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 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          | \$519,900   |
| 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, Unfinished                                                        |

### Exterior

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

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
| Zoning      | R1-L               |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.