

# \$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, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 5                  |
| Zoning         | R1-L               |

### Listing Details

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

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