

# \$530,000 - 469 Morningside Way Sw, Airdrie

MLS® #A2242535

**\$530,000**

3 Bedroom, 4.00 Bathroom, 1,321 sqft

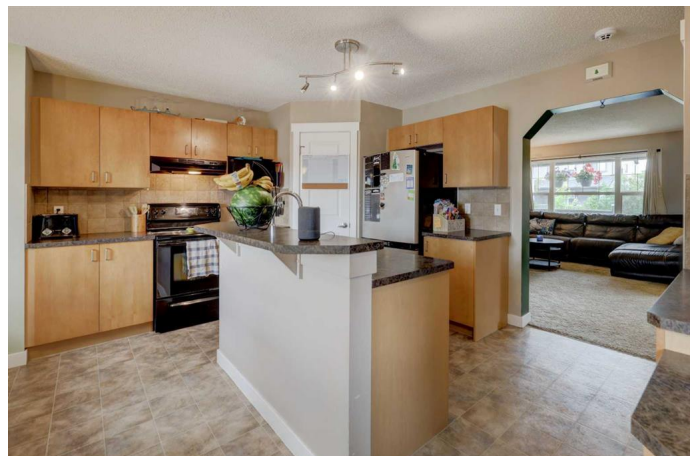
Residential on 0.09 Acres

Morningside, Airdrie, Alberta

HOME SWEET HOME! AMAZING VALUE for buyers and investors alike! Welcome to this exquisite, fully developed 2 storey walk out home with a fully finished basement to provide more than 1,973 SQFT of living space throughout in the beautiful community of Morningside in Airdrie. As you enter this home you will find the spacious foyer open to the living room with large windows providing plenty of natural light. The kitchen features an island with a raised eating bar, corner pantry and ample counter space for all your cooking needs. The dining area overlooks the large deck and is perfect for summer BBQs. Upstairs, you will find the generous primary bedroom complete with a walk in closet and 4 piece en suite. Two well sized bedrooms and a 4 piece main bathroom complete the upper level. As you move down to the finished basement you will find a large recreation room to customize for your entertainment needs, a 4 piece bathroom and additional storage and a laundry room. The back yard has enough space to create your own private oasis to enjoy with mature trees and a double detached garage. The community of Morningside is conveniently located with ease of access to schools, parks, shopping, dining, and the QE2. Don't miss out on this GEM, book your private viewing today!

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2242535    |
| Price          | \$530,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,321       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 469 Morningside Way Sw |
| Subdivision | Morningside            |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 3M5                |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Parking Spaces | 2                                                   |
| Parking        | Garage Door Opener, Covered, Double Garage Detached |
| # of Garages   | 2                                                   |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                     |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | None                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Views, Garden, Lawn |
| Roof            | Asphalt Shingle                                                                                                |
| Construction    | Mixed, Stone, Vinyl Siding, Wood Frame                                                                         |
| Foundation      | Poured Concrete                                                                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 83              |
| Zoning         | R1-L            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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