

457 Morningside Way SW  
Airdrie, Alberta

MLS # A2243373



\$549,999

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		
<b>Inclusions:</b>	None		

Welcome to this spacious and well-appointed detached home featuring 4 generous bedrooms and 2.5 bathrooms. The upper-level laundry offers added convenience, while the open-concept layout creates a warm and inviting atmosphere throughout. The living room is anchored by a cozy fireplace, perfect for relaxing evenings. The WALK-OUT basement comes with rough-in plumbing, providing excellent potential for a future bathroom. Enjoy outdoor living year-round with a covered lower patio that extends your living space. A double detached garage adds functionality, and you'll love the quick access to the QEII Highway—just minutes from CrossIron Mills Mall and Calgary. This is the perfect blend of comfort, space, and location—don't miss it! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*