

**264 Morningside Green SW
Airdrie, Alberta****MLS # A2258563****\$599,900**

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,232 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-13-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

ONE OF THE BEST PRICE PER SQFT DETACHED HOMES IN AIRDRIE | 2232 SQFT + BASEMENT | CORNER LOT SIDING ONTO PATHWAY & GREEN SPACE | HUGE SOUTH-FACING BACKYARD | CENTRAL AC & IRRIGATION | This spacious home combines generous square footage with thoughtful design and a prime location in the amenity-rich community of Morningside. A front porch welcomes guests into a bright and versatile front dining room featuring a double-sided fireplace that can just as easily serve as a warm and airy office or flex space. On the other side, a relaxing living room invites you to unwind in front of the same fireplace, enhanced by a charming barn wood feature wall. The chef's kitchen inspires culinary adventures with stainless steel appliances, abundant cabinetry and counterspace, a pantry for extra storage and a raised breakfast bar on the island for casual gatherings. An adjacent breakfast nook with designer lighting and clear sightlines ensures effortless entertaining, while patio sliders extend the living space onto the deck and south-facing yard for seamless indoor/outdoor enjoyment. A convenient powder room completes this level. Upstairs, a fantastic bonus room with extra windows and a stone feature wall sets the stage for movie marathons and game nights. The upper level laundry adds family-friendly function. Retreat to the primary oasis with a custom walk-in closet and a luxurious 5 pc ensuite boasting dual sinks, a deep soaker tub and a separate shower. Two additional bedrooms are both spacious and bright, served by a well-appointed 4 pc bathroom. The unfinished basement provides ample storage and endless potential to customize to your needs. Outdoor living is equally impressive with a huge yard, stone patio, pergola-covered deck and extensive grassy space for kids and pets to play. An oversized

double attached garage adds convenience and storage. Central AC, Central Vacuum, Irrigation, new furnace and so many more updates. Nestled in Morningside, residents enjoy easy access to schools, numerous parks, extensive walking paths, shops and quick connectivity to the QEII for commuting to CrossIron Mills and Calgary. A perfect combination of size, value and lifestyle in one of Airdrie's most desirable family communities!