

# \$612,500 - 423 Morningside Way Sw, Airdrie

MLS® #A2229081

## \$612,500

3 Bedroom, 3.00 Bathroom, 1,774 sqft

Residential on 0.11 Acres

Morningside, Airdrie, Alberta

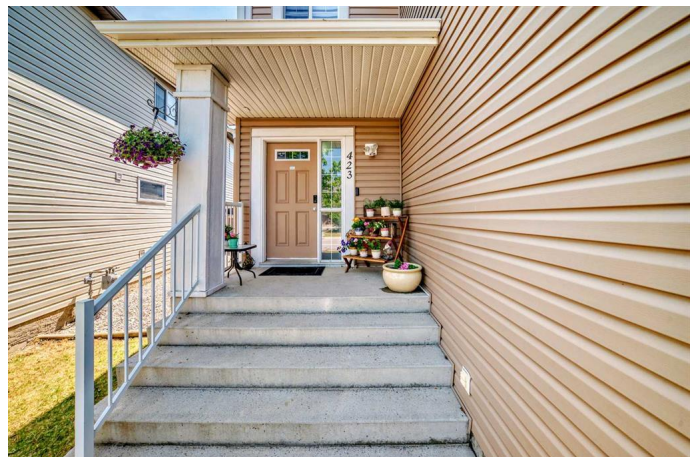
This wonderful 1775 sqft home with CENTRAL A/C located in the heart of the family-friendly neighbourhood of Morningside boasts a thoughtfully designed layout that's perfect for growing families. The main floor features spacious living areas—ideal for entertaining or relaxing together. The UPDATED kitchen with ample counter and cabinet space features GRANITE counter-tops, modern backsplash, new plumbing fixtures and light fixtures! Upstairs has a bonus room, 3 generously sized bedrooms, including a spacious primary suite with a 4-Pc ensuite and large walk-in closet, and the secondary bedrooms (one with a walk-in closet) are perfectly sized for your children or guests. A HUGE SOUTH back yard with alley access (future garage, shop, or RV parking??) and a large patio spanning beyond the width of the house—perfect for gatherings with family and friends! The double attached garage is HEATED, and the extra width of the driveway makes parking a snap! Located on a LOW TRAFFIC street close to parks, schools, shopping, with quick and easy access to QEW II, this home combines comfort with practicality, making it an excellent choice for families looking for their forever home.

Built in 2006

## Essential Information

MLS® # A2229081

Price \$612,500



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,774       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 423 Morningside Way Sw |
| Subdivision | Morningside            |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 3M5                |

### Amenities

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, See Remarks |
| # of Garages   | 2                                                                                                                                             |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                     |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                                          |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Private Yard, Rain Gutters |
| Lot Description   | Back Lane, Back Yard, Few Trees, Irregular Lot    |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 89             |
| Zoning         | DC-13-B        |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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