



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**473 MORNINGSIDE Way, Airdrie T4B 3M5**

MLS®#: **A2155874**      Area: **Morningside**      Listing Date: **08/09/24**      List Price: **\$589,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2006**      Abv Sqft: **1,646**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,898 sqft**      Ttl Sqft: **1,646**  
 Lot Shape:

DOM

**40**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 12`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 5`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`2" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 17`10"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`6" x 3`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`3" x 10`4"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`6" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 10`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 15`6"</b>	<b>Storage</b>	<b>Upper</b>	<b>3`5" x 4`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 9`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 11`2"</b>

Laundry  
Furnace/Utility Room

Basement  
Basement

6`11" x 7`8"  
6`9" x 7`7"

Game Room

Basement

19`8" x 16`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0611513**

Zoning:  
**R1-L**

Remarks

Pub Rmks: **\*\*\*\*OPEN HOUSE SUNDAY SEPT 15TH 2 - 4 PM\*\*\*\* This fully finished home in Morningside could be the next family home you have been looking for. Over 2450 Sq ft or development means room for the whole family! This home is host to 4 bedrooms, 3.5 bath & a super bright & inviting WALKOUT BASEMENT. As you enter the front door note the cute curb appeal w/mature landscaping & perennial flowers to greet you. The foyer is very generous & boasts a good sized closet as well as view of the OPEN CONCEPT MAIN FLOOR. The living room is flooded w/natural south light & the window treatments are an upgraded top down blind system. No carpet on this floor & the living space flows seamlessly to the very generous dining space. This area is highlighted by a beautiful & timeless 3 sided fireplace. The kitchen has a very generous island, eating bar, SS APPLIANCES & a CORNER PANTRY. There is also a cute half bath tucked away at the back of the home as well as more closet storage. Just beyond the back closet walk outside to your UPPER DECK w/stairs to the back yard. Upstairs find no wasted space - 2 good sized secondary bedrooms (one w/WIC), a 4 pc secondary bathroom & a massive primary suite - room to have a KING BED w/room to spare. There is a good sized WIC as well as a 4 pc ensuite. In the FULLY FINISHED WALKOUT BASEMENT find the 4th bedroom, another full bathroom, REC ROOM SPACE, generous laundry room (washer & dryer inc) & the second access to the beautiful backyard. There is a newer hot water tank (2021). The yard is beautifully mature & private on this lower deck & leads to the DETACHED DOUBLE GARAGE. Off of the back alley there is also an extra parking space. This basement & lower entrance would lend itself beautifully to house extended family or a live in nanny - lots of privacy here. The location is prime - close to a school & quick access to the new 40th AVE OVERPASS. Home ownership could be yours - don't miss this one.**

Inclusions: **N/A**  
Property Listed By: **Century 21 PowerRealty.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















473 Morningside Way SW, Airdrie, AB

2nd Floor Exterior Area 812.11 sq ft  
Interior Area 747.58 sq ft



PREPARED: 2024/06/09



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

473 Morningside Way SW, Airdrie, AB

Basement (Below Grade) Exterior Area 628.39 sq ft  
Interior Area 721.50 sq ft



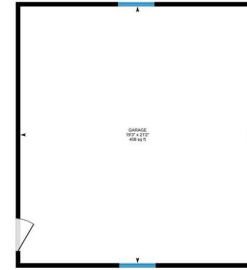
PREPARED: 2024/06/09



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Detached Garage Excluded Area 435.33 sq ft



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