

# \$599,900 - 264 Morningside Green Sw, Airdrie

MLS® #A2258563

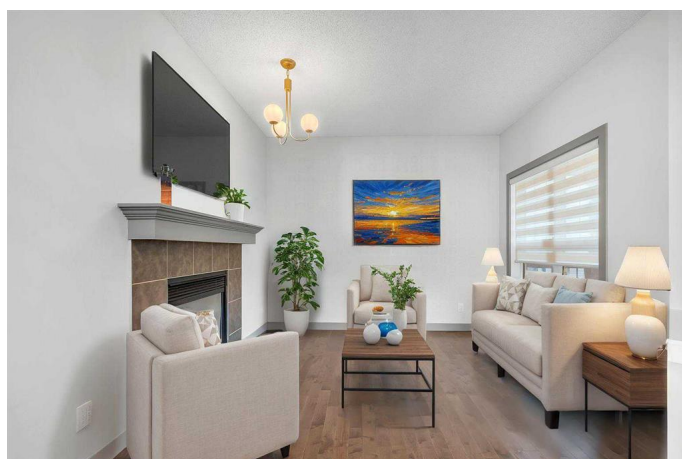
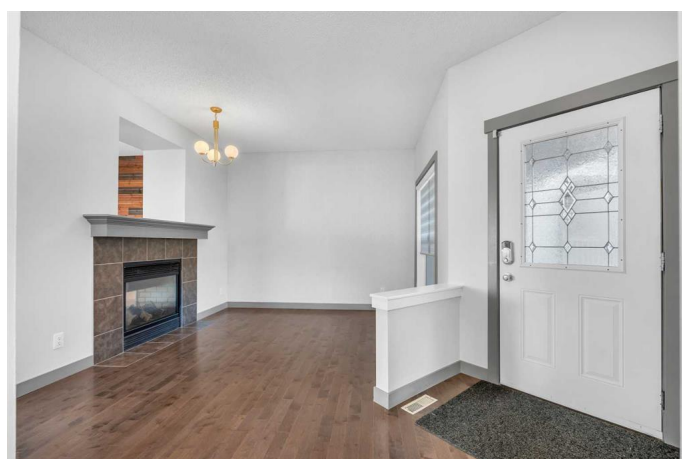
**\$599,900**

3 Bedroom, 3.00 Bathroom, 2,232 sqft

Residential on 0.11 Acres

Morningside, Airdrie, Alberta

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!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258563    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,232       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 264 Morningside Green Sw |
| Subdivision | Morningside              |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 3M4 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                               |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Dining Room, Gas, Living Room, Double Sided  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 1                    |
| Zoning         | DC-13-B              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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