

# \$534,900 - 206 Morningside Gardens Sw, Airdrie

MLS® #A2240292

**\$534,900**

4 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.08 Acres

Morningside, Airdrie, Alberta

Stylish, spacious, and move-in ready – welcome to your modern sanctuary. Perfectly situated in the highly desired community of Morningside Gardens, this upgraded home blends sleek design elements with everyday functionality across more than 2,100 sq ft of developed space. tasteful modern upgrades including an updated fireplace surround and full kitchen makeover. From the moment you step inside, you're greeted by a flood of natural light through oversized windows, accentuating the open layout and stylish finishes. The main floor is all about connection and comfort. The inviting living room, anchored by a cozy gas fireplace, is made for everything from lazy Sundays to lively gatherings. Rich laminate flooring adds a contemporary touch, while the expansive kitchen steals the show with a statement island large enough for the whole family, complete with sleek black appliances that tie the space together beautifully. A generous dining area flows seamlessly to the backyard, where a sun-drenched patio and fully fenced, south-facing yard invite you to enjoy morning coffees, summer BBQs, and effortless outdoor living. Tucked away at the rear, you'll also find a double detached garage – providing convenience, extra storage, and protection for your vehicles all year round. Upstairs, the primary suite offers a peaceful retreat with its own elegant ensuite. Two additional bedrooms and a full bathroom provide plenty of room for family, guests, or a home office setup. The fully finished basement



is as versatile as it is cozy – the perfect spot for movie nights, a kids’™ zone, or a quiet workspace – plus a spacious fourth bedroom for added flexibility. Located in the vibrant, family-friendly community of Morningside, you're just steps from parks, playgrounds, walking and biking paths, schools, transit, and all the shopping and amenities that SW Airdrie has to offer. Book your private viewing today while it lasts!

Built in 2008

**Essential Information**

MLS® #	A2240292
Price	\$534,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	206 Morningside Gardens Sw
Subdivision	Morningside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0C9

**Amenities**

Parking Spaces	3
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, See Remarks, Tile

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, See Remarks

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 16th, 2025

Days on Market 8

Zoning R1-L

### Listing Details

Listing Office 2% Realty

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