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587-899-3773
justin@realtyaces.ca

33 Morningside Manor SW Airdrie, Alberta

MLS # A2351518

$509,000

Division:	Morningside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to Morningside! Step inside this 1,375 sq ft Shane-built home to discover a functional, open-concept living room that seamlessly connects to a generous kitchen and dining space. Equipped with a gas stove, stainless steel appliances, and granite countertops, it's a chef's dream. The main level also includes a walk-in pantry and a convenient two-piece bath. Upstairs, you'll find three bedrooms and two full baths, including a master retreat with an ensuite bath and a walk-in closet. The laundry facilities are also conveniently located on the upper level. The basement is ready for development, with a plumbing rough-in for a future bathroom already in place. Outside, enjoy the expansive heated double detached garage, a west-facing rear deck, and a fully fenced backyard. CENTRAL AC will help keep you cool in the summer. The FURNACE was replaced in Dec 2024 and the SOLAR POWER SYSTEM mean the owners have almost NO power bill for the entire year! This home is blocks away from a playground and St. Veronica School (K-6), and a quick three-minute drive to shopping, restaurants, and medical services. With easy access to Calgary and the airport from the 40 Avenue Exchange, this property won't last long!

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