



**GRASSROOTS**  
REALTY GROUP

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1098 Midtown Avenue SW  
Airdrie, Alberta

MLS # A2231725



**\$839,900**

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,561 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

**Inclusions:** N/A

Located in the sought-after community of Midtown in Airdrie, this stunning SHANE HOME BUILT, home offers approximately 2,600 square feet of thoughtfully designed living space on a conventional lot. The main floor welcomes you with a spacious layout that includes a full bedroom, complemented by a bathroom featuring a standing shower—ideal for guests or multi-generational living. The gourmet kitchen is a chef’s dream, boasting built-in appliances, dual-tone cabinetry, and a massive pantry with spice kitchen rough-ins. An expansive living area showcases an extra elongated fireplace, adding warmth and elegance to the space. Venturing upstairs, 4 generously sized bedrooms provide ample accommodation, along with a versatile bonus area perfect for family gatherings. The primary suite is a true retreat, featuring a luxurious five-piece ensuite, while a common four-piece bathroom and a conveniently located laundry room complete the level. The basement offers exceptional potential with a separate entrance, three egress windows, and a vast undeveloped space, ready to be customized to suit your needs. This home perfectly blends style and functionality, making it an excellent choice for those seeking modern comforts in a prime location.