



**GRASSROOTS**  
REALTY GROUP

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**157 MIDTOWN Court E**  
**Airdrie, Alberta**

**MLS # A2234725**



**\$579,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** NONE

New Price Alert &mdash; Reduced by \$30,000!

Welcome to your dream home&mdash;a stunning, well-kept gem nestled on a spacious corner lot with unbeatable curb appeal and breathtaking views of the pond right from your backyard! This southwest-facing beauty offers everything your family needs and more, all in a location that blends nature, comfort, and convenience. What Makes This Home Special? -Premium Corner Lot with unobstructed pond views -Southwest-facing backyard &mdash; enjoy sunshine all day! -Beautiful curb appeal & fully landscaped yard -Covered front porch &mdash; perfect for morning coffees ? -Steps to walking/biking trails, dog park & playground -Walk to amenities & enjoy easy highway access Inside the Home -Bright, open-concept layout with 9&rsquo; ceilings -Vinyl plank flooring throughout main level -Cozy gas fireplace with elegant mantel & display nook -Oversized windows = tons of natural light ?? Chef&rsquo;s Kitchen Includes: &bull; Large island with seating &bull; Granite countertops &bull; Tons of beautiful cabinetry & coffee nook &bull; Designated coffee bar with accent lighting &bull; Under-cabinet lighting &bull; Electric stove with gas hookup option Upper Level Comfort -3 spacious bedrooms with large windows - Primary suite with walk-in closet -Convenient upstairs laundry -3 full baths + 1 half bath Bonus Basement Features -Fully finished basement with 2 large windows -Cold storage/pantry room - Built-in vacuum system -Sump pump (peace of mind!) -Ideal for media room, gym, or guest suite Garage & Exterior Perks - double car garage -Composite backyard deck &mdash; zero maintenance -Gas line for BBQs -Freshly painted/stained fence

-All-new window blinds This Home Has It All &ndash; Space, Style & Location! Book your private showing today and fall in love!