



GRASSROOTS
REALTY GROUP

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125 Midtown Court SW
Airdrie, Alberta

MLS # A2238563



\$540,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,508 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

****OPEN HOUSE SAT JULY 26/25 1-3PM**** Welcome to this beautiful well maintained 3 bed/2.5 bath semi detached home with Central AC, in the desirable community of Midtown! The curb appeal is sure to impress! The large front porch is a welcoming space to relax and watch the world go by. Inside the open concept main floor you'll appreciate the generous living & dining areas, perfect for entertaining, featuring 9' ceilings, modern laminate throughout, built in display shelves, a TV feature wall and multiple sunny windows flooding the area with natural light. The good sized kitchen features warm white cabinetry, granite countertops, a good sized eat up island & large window overlooking the private back yard. The mud room & powder room complete the main floor. Outside you'll find a large deck for outdoor dining & plenty of artificial turf for your kids & fur babies alike. Upstairs you'll find a serene primary bedroom featuring a large sunny window, good sized walk in closet & 4 pc ensuite. Two additional bedrooms, 4 pc bath & laundry complete the upper floor. The lower level is primed for whatever development you desire. The lovely community of Midtown is perfect for families & young professionals alike with pathways, diverse parks, pond, a quick walk to shops & services, restaurants, schools, and is close to Woodside Golf Course & Nose Creek Park. Easy access to 8th Street making commuting a breeze. Book your showing today!