



**GRASSROOTS**  
REALTY GROUP

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**1102 Midtown Avenue SW**  
**Airdrie, Alberta**

**MLS # A2239010**



**\$869,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,783 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning brand-new detached home located in the vibrant community of Midtown, Airdrie, just steps away from scenic ponds, walking paths, and green space. Spanning 2,782 square feet, this home showcases thoughtful design and luxurious upgrades throughout. Step into a grand open-to-below foyer and be impressed by the elegant finishes, including luxury vinyl plank flooring, 8-foot doors on the main floor, upgraded tiles, and a beautifully designed media niche with a feature wall fireplace. The main floor features a versatile office/bedroom alongside a full bathroom with a standing shower, perfect for guests or multi-generational living. The chef's kitchen is a dream, boasting upgraded appliances, soft-close cabinetry, an upgraded spice kitchen, pot lights, and upgraded lighting throughout. A glass-railed deck off the dining area adds to the charm, perfect for entertaining. Upstairs, you'll find two spacious primary bedrooms, each with their own upgraded ensuite bathrooms and walk-in closets featuring custom MDF shelving. The luxurious main primary ensuite includes a glass shower and a jetted tub. Two additional bedrooms share a well-appointed bathroom. A bonus room offers extra living space, while the convenient upstairs laundry comes equipped with built-in cabinetry and a hand-wash sink. The unfinished basement with a separate side entrance offers endless possibilities for future development, including a potential legal suite. Located near shopping, schools, and with easy access to Deerfoot Trail, this home combines luxury, space, and unbeatable convenience. Call your favorite Realtor today to book a showing.