



GRASSROOTS
REALTY GROUP

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112 Midtown Court SW
Airdrie, Alberta

MLS # A2239365



\$567,000

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|------------------|---|---------------|------------------|
| Division: | Midtown | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,819 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Private, Rectangular | | |

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|--------------------|---|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, See Remarks, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, See Remarks, Vinyl Siding, Wood Frame | Zoning: | DC-42 |
| Foundation: | Poured Concrete, See Remarks | Utilities: | Cable, Electricity, Natural Gas, Phone, See Remarks, |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: N/A

OPEN HOUSE SATURDAY OCTOBER 4TH, 12.00PM-4.00PM! Discover Your Dream Home in Airdrie's Midtown! An incredible opportunity awaits to own a stunning semi-detached home in the highly desirable Midtown community of Airdrie. This beautiful 2-storey half-duplex boasts over 2,295 SqFt of total living space, meticulously designed with stylish finishes and the added benefit of no condo fees. Step inside and be captivated by the open-concept main floor, featuring a gourmet kitchen that will inspire your inner chef. It's equipped with premium cabinetry, stainless steel appliances, quartz countertops, and a large island comfortably seating five. There's also ample space for a formal dining set, flowing seamlessly into the spacious family room highlighted by a cozy gas fireplace with a custom mantel. The main floor also offers a well-appointed private office, a generously sized mudroom, and a convenient half-bathroom. Upstairs, you'll find a huge, expansive primary suite easily accommodating king-sized furniture, complemented by a spa-like 5-piece ensuite featuring his-and-hers sinks, a tub, a separate shower, and a large walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a large laundry room complete this level. The fully developed basement provides even more living space, with a cozy family room featuring custom built-ins in the TV area, a great-sized bedroom, a 3-piece bathroom, and a storage room. This property stands out with one of the largest half-duplex floor plans, enhanced by huge windows that flood the home with natural light, 9-foot ceilings on the main floor, and upgraded hardwood, backsplash tile, and carpet throughout. Step outside to a humongous rear deck, perfect for entertaining or relaxing. The home's unique exterior elevation with sloped roof lines and a distinctive color scheme, along with an attached

front garage, adds to its curb appeal. This home backs directly onto a serene green space, with a playground just a few steps from your backyard. Whether you're enjoying a quiet evening outdoors, taking advantage of the nearby walking paths, or watching the kids play, this setting provides a perfect balance of relaxation and community connection. Located within walking distance to parks, schools, and shopping, this is more than just a home—it's a lifestyle! This is also a fantastic opportunity for first-time buyers or those seeking a low-maintenance lifestyle. Don't miss out on this exceptional property!