



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**154 Midgrove SW**  
**Airdrie, Alberta**

**MLS # A2240664**



**\$560,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	2 House Keys, 2 Mail Keys		

Get ready to fall in love with this stylish semi-detached gem, perfectly located in Midtown and fronting a scenic walking path and green space! Step into a welcoming foyer that leads into a spacious living room with a sleek central fireplace—just right for cozy movie nights or gathering with friends. The open-concept layout flows into a generous dining area and a stunning kitchen that’s sure to impress, featuring trendy two-tone cabinets, a large central island, stainless steel appliances, a walk-in pantry, and a window over the sink to let the sunshine in. A convenient half bath finishes off the main floor with ease. Upstairs, there’s even more space to enjoy! A versatile loft/bonus room offers the perfect spot for a home office, playroom, or hang-out zone. The primary suite is your private retreat with a 3-piece ensuite and walk-in closet, while two additional bedrooms and a full 4-piece bathroom provide plenty of room for everyone. Bonus: upper-level laundry makes life that much easier! The full basement is a blank canvas ready for your ideas—whether it’s a home gym, rec room, or something totally custom, the space is yours to create. Outside, the freshly sodded backyard is ready for summer fun and flows right into your double detached garage for extra privacy and convenience. This is the kind of home where life just fits—stylish, spacious, and set in a community you’ll love to call home. Come see it for yourself and imagine the possibilities! (NOTE: Some photos are virtually staged)