



GRASSROOTS
REALTY GROUP

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83 Midgrove Drive SW
Airdrie, Alberta

MLS # A2245132



\$949,999

Division:	Midtown		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,651 sq.ft.	Age:	2025 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	1-27-1-W5
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Step into luxury with this breathtaking, never lived-in home. This brand new home was beautifully designed with top-of-the-line finishes, grand living spaces and the best location with a back facing towards a majestic lake. From the moment you pull up you are greeted by the UPGRADED DRIVEWAY and great curb appeal giving you a taste for what is beyond the front door! Inside, you will discover the 10' CEILING complimented by the 9' UPGRADED DOORS throughout the main and upper floors, providing an elegant, spacious feel to each room. The chic chef-inspired kitchen is fully upgraded with top-of-the-line finishes and opens to an inviting living space with custom designer feature walls. The home is perfect for guests or multigenerational living, featuring a large bedroom and full bath on the main floor. Then featuring 4 generously sized bedrooms along with 3 full bathrooms on the upper floor, and a fully upgraded featured wall enlightening the house with a royal look. The completely finished walk out basement is nothing short of STUNNING and includes 2 over sized bedrooms with walk in closet's, full kitchen, dining and living room, full bath and large windows to highlight the outstanding unobstructed view of the peaceful lake. Set only a 2 minute walk to a stunning park, this new home is within easy reach of some of the area's schools, shops and all amenities, all in a luxurious lifestyle setting.