



GRASSROOTS
REALTY GROUP

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62 Midtown SW
Airdrie, Alberta

MLS # A2245133



\$579,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,845 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: None

Discover this stunning detached home in Airdrie, perfectly situated to offer serene pond views right from your doorstep. From the moment you enter, the well-thought-out floor plan and sophisticated finishes will immediately impress. The main floor boasts a bright, open-concept layout, featuring a versatile office or extra living area near the foyer, a spacious family room, and a stunning kitchen with quartz countertops, an undermounted sink, sleek white accents and a walk-in pantry. A practical mudroom and a convenient 2-piece bathroom complete the space. Upstairs, you'll discover three well-appointed bedrooms, including a spacious primary retreat featuring a walk-in closet and a private 4-piece ensuite. The additional bedrooms are generously sized, easily accommodating queen beds, and share a modern full bathroom. A conveniently located laundry room adds extra storage and functionality. The unfinished basement, with its separate side entrance, offers endless possibilities — whether you envision a customized rec room or an income-generating Basement. Combining style, functionality, and an unbeatable location close to amenities, this Midtown gem is ready to become your new home. Don't miss out on this fantastic opportunity!