



GRASSROOTS
REALTY GROUP

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101 Midtown Close SW
Airdrie, Alberta

MLS # A2245470



\$595,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters		

Inclusions: Window coverings

Welcome to 101 Midtown Close, Airdrie — Where Modern Comfort Meets Flexible Living. Step into this beautifully designed home with an expansive entryway, wide open staircase, and modern railing banisters. Natural light pours in, creating an airy and spacious feel from the moment you enter the home. Off the foyer, you'll find a versatile flex space currently used as a home office. This room can easily be converted into a main floor bedroom — ideal for multi-generational living or anyone requiring accessible, single-level accommodation. The open-concept living area is designed for connection and entertaining, seamlessly blending the dining space and kitchen. The kitchen is a true showstopper with quartz countertops, stainless steel appliances, and sleek modern cabinetry that extends to the ceiling, offering both style and ample storage. A large walk-in pantry keeps everything organized, while the central island with seating invites casual gatherings. Upstairs, the spacious primary bedroom features a 4-piece ensuite, a generous walk-in closet, and an additional linen closet for extra storage. Two more well-sized bedrooms, a 4-piece main bathroom, and a convenient upper floor laundry room complete the upper level. A large hallway window floods the entire staircase and upper floor with natural light, enhancing the bright and welcoming ambiance. The basement is currently unfinished with a separate side entrance offering direct access to the space. A detached garage completes the package, providing secure parking and extra storage. Located in the heart of Midtown Airdrie, close to parks, walking paths, schools, and shopping, this home is a perfect blend of functionality and modern design, ready to meet the needs of today’s families.

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