



GRASSROOTS
REALTY GROUP

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**32 Midtown Close SW
Airdrie, Alberta**

MLS # A2246364



\$549,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,577 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: NA

Welcome to this beautifully designed semi-detached home with a front-attached extra-wide single garage, located in the vibrant and family-friendly community of Midtown, Airdrie. Offering a perfect blend of style and functionality, this two-storey home is ideal for those seeking an active and connected lifestyle. Step inside to discover a bright and modern kitchen overlooking the charming courtyard, featuring stunning countertops, stainless steel appliances, a spacious centre island with a flush eating bar. The open-concept layout flows seamlessly, making it perfect for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and a full ensuite bathroom. A convenient upstairs laundry and an additional full bathroom complete this level. The unfinished basement with a separate side entrance offers endless potential for future development. Enjoy the spacious backyard and the convenience of nearby walking paths, shopping, schools, and all the amenities Airdrie has to offer. Don't miss your opportunity to make this beautiful property your next home!