



GRASSROOTS
REALTY GROUP

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385 Midtown Gate SW
Airdrie, Alberta

MLS # A2248286



\$455,000

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-41
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

PRICE REDUCEDDo you enjoy having access to green space, walking paths and a picturesque pond? If so, this immaculately maintained townhome in Midtown is for you. Well designed w/almost 1,350 sq.ft and 9ft ceilings on the main floor, the home is perfect for those looking for low maintenance living and NO CONDO FEES. Spacious foyer welcomes you into the home with a great sized living room off to the left. Plenty of room for a big sectional or 2 couches and your TV. Kitchen is done up with modern finishings including espresso stained cabinets, white subway tiles, quartz counters and stainless steel appliances. Numerous cabinets and prep space with L-shaped island and room for stools. Kitchen overlooks the dining space and into the living room. 2-pc bathroom and back closet are tucked away with a door leading out to the south facing, fully fenced backyard, providing room to BBQ and garden in privacy. Master bedroom is a great retreat w/room for your king bed, walk-in closet & 3-pc ensuite. Don't forget the balcony...sit with a coffee and enjoy the view. Upper floor is complete with well sized 2nd and 3rd bedrooms, 4-pc bathroom and laundry. Double detached garage is an added bonus and not easy to find. Basement is unspoiled with 9ft ceilings, bathroom rough-in and a large window making for easy design. With quick access to shops and outdoor amenities and NO CONDO FEES, this home makes perfect sense!