



GRASSROOTS
REALTY GROUP

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945 Midtown Avenue SW
Airdrie, Alberta

MLS # A2250393



\$879,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,739 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully built Trico home, upgraded with over \$100,000 in features and finishes, and backing directly onto a peaceful creek. With its thoughtful design and showhome-style details, this home truly has it all. Sitting on a 36 ft. wide lot, the home is packed with upgrades you'll appreciate every day like a main floor bedroom with a full bathroom, over \$10,000 in custom blinds, a spice kitchen with a gas stove, and stunning professional landscaping. The moment you walk in, the open-concept layout makes you feel right at home. A main floor office offers the perfect spot to focus on work, while the living room, with its cozy gas fireplace and oversized south facing windows, fills the home with warmth and natural light. The kitchen is a showstopper, designed for both style and function. With quartz countertops, a sleek induction cooktop, and a fully equipped spice kitchen, it's perfect for everyday cooking or entertaining. The dining room flows right out to the deck, where you can relax and enjoy private views of the creek, an ideal setting for summer BBQs and family get-togethers. Upstairs, there's room for everyone with four spacious bedrooms, three full bathrooms (including two ensuites), a convenient laundry room, and a huge bonus room for movie nights or playtime. The primary suite feels like your own retreat, featuring a custom walk-in closet with \$5,000 worth of organizers and a spa-inspired ensuite with dual vanities. The sunshine basement is unfinished with a separate entrance and ready for your future ideas. This home is the complete package, beautifully upgraded, thoughtfully designed, and ready for a growing family to make it their own.