



GRASSROOTS
REALTY GROUP

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857 Midtown Drive SW
Airdrie, Alberta

MLS # A2252153

\$749,900



Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,162 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water		
Inclusions:	Window Coverings		

Welcome to this stunning corner-lot home in the highly sought-after community of Midtown by Shane, featuring two master bedrooms upstairs—a rare and highly desirable layout. With 2161 sqft of living space, this home offers a total of 4 bedrooms, 4 full bathrooms, and a spacious main floor den with its own ensuite, making it ideal for growing families and multi generational living. The main floor showcases an open-concept design with 9 ft ceilings, a central island, quartz countertops, stainless steel appliances including a gas cooktop and built-in microwave, plus a spacious living room with an electric fireplace. The dining area provides access to a large backyard and a deck equipped with a BBQ gas line. A versatile den/flex room with pocket door access to a full bath completes the main level. Upstairs, the primary master suite features a walk-in closet and luxurious 5-pc ensuite, while the secondary master offers its own private 3-pc ensuite. Two additional bedrooms share a full bath, and a cozy bonus room creates the perfect space for family movie nights. Conveniently, the laundry room is also located on the upper floor. The undeveloped basement comes with a separate side entry, 9 ft ceiling height offering great potential for future development. Situated in Midtown, this home is just minutes from schools, parks, pathways, a community lake, and retail amenities—combining comfort, functionality, and an unbeatable location. Call your favourite Realtor today to book a showing.