



**GRASSROOTS**  
REALTY GROUP

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**128 Midtown Court SW**  
**Airdrie, Alberta**

**MLS # A2252362**



**\$594,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-42
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE SATURDAY AUG 30TH: 1pm-3pm\*\*This is the one you've been waiting for that checks all the boxes for your family's next home. Welcome to the best upgraded floor plan on the entire street, offering approximately 1,850 sq ft in this front oversized garage duplex, perfectly located in the heart of Midtown Airdrie. Backing directly onto walking paths and just steps to playgrounds, a pond, and a shopping complex, this home offers both lifestyle and convenience. Tim Hortons is only a short walk away, making it easy to enjoy your morning coffee on the go. An absolute standout with stunning upgrades and a prime location-watch the video tour! 3 BEDROOMS | 2.5 BATHROOMS | MASSIVE BONUS ROOM | UPSTAIRS LAUNDRY | LVP THROUGHOUT - NO CARPET AT ALL | UPGRADED LIGHTING | UPGRADED KITCHEN | GRANITE COUNTERTOPS THROUGHOUT | 5-PIECE SPA-STYLE ENSUITE | CEILING SPEAKERS | OVERSIZED ATTACHED GARAGE! Step inside and be impressed by the bright, open layout featuring a welcoming living room with a cozy gas fireplace. The chef-inspired kitchen is designed for both function and style, showcasing granite countertops, a spacious island, stainless steel appliances including a French-door fridge, a large pantry, and ample cabinet space. The dining area, with its feature wall and elegant upgraded lighting, creates the perfect setting for family meals and gatherings. The main floor also offers a powder room, mudroom, and spacious front foyer. Upstairs, a massive bonus room is the ideal space for movie nights or lounging, smartly separating the luxurious primary suite from the other two bedrooms. The primary suite is a true retreat with a walk-in closet and a spa-style 5-piece ensuite featuring dual sinks, a soaker tub, a glass shower, and a modern vanity. Upstairs laundry adds

everyday convenience. The unfinished basement awaits your future design and includes a rough-in for a bathroom, while the fully landscaped and fenced backyard is perfect for entertaining, summer BBQs, or relaxing evenings. You'll also love having \*\*two decks-one in the front for morning sun and one in the back for evening wind-downs\*\*with direct access to the walking paths. Families will enjoy having playgrounds on both ends of the path, with a pond on one side and the Iron Horse Train Park on the other-a timeless favourite for kids. Just a short walk or two-minute drive brings you to the local shopping complex with Tim Hortons, a gas station, convenience store, walk-in clinic, cafes, and more. Midtown is truly Airdrie's most central community, with quick access to Sobeys, Anytime Fitness, GoodLife Fitness, Safeway, restaurants, urgent care, and so much more-all within five minutes. Showcasing true pride of ownership, this home offers the very best of Midtown living. Don't miss the chance to call this stunning home yours-book your showing today!