



GRASSROOTS
REALTY GROUP

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532 Midtown Street SW
Airdrie, Alberta

MLS # A2255868



\$549,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,415 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Paved		

Heating:	Electric, Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Solar Panels. Heat Pump A/C

Welcome to this high-efficiency gem in the heart of Midtown, Airdrie! This 4-bedroom, 3.5-bathroom turn-key home offers the perfect blend of style, comfort, and sustainability. Equipped with solar panels and a heat pump with air conditioning, this property is designed to keep energy costs low while keeping you comfortable year-round. Add in a double detached garage, a fully finished basement, and a low-maintenance backyard with beautiful stamped concrete, and it truly checks all the boxes. Step inside and 9 foot ceilings and a bright, open-concept main floor greet you. The spacious kitchen flows seamlessly into the dining and living areas ideal for entertaining or family time, a dedicated office nook, a convenient mudroom, and a stylish half bath complete the main level. Upstairs, you'll find two generously sized secondary bedrooms and a full bathroom. The primary retreat is impressive, featuring a massive layout, a 4-piece ensuite, and a large walk-in closet. The fully finished basement provides additional living space, featuring a versatile recreation room, ample storage, a fourth bedroom, and a second full bathroom. This home is move-in ready and designed for today's lifestyle, pairing modern efficiency with everyday comfort. Don't miss your chance to own it all, location, space, upgrades, and value at a fantastic price!