



GRASSROOTS
REALTY GROUP

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15 Midgrove Drive SW
Airdrie, Alberta

MLS # A2255958



\$869,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,311 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Beautiful sunshine lot backing onto the pond! This home features a 50 US gallon water tank, two basement windows, and an unfinished basement offering plenty of potential. The main floor includes a flex room, a convenient walk-through pantry, and a family room with an electric fireplace (TBD). The kitchen is equipped with a gas cooktop, built-in oven and microwave, and enhanced with 7 pot lights in the kitchen and living area. Step outside to a Duradeck patio perfect for relaxing. Upstairs, you'll find a spacious bonus area with two windows, laundry room with sink, and a generous master bedroom with walk-in closet and luxurious 5-piece ensuite. With 4 bedrooms upstairs, this home is designed to meet the needs of a growing family. Schedule your private viewing today before it's gone!