



GRASSROOTS
REALTY GROUP

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51 Midgrove Drive SW
Airdrie, Alberta

MLS # A2258703



\$979,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscap		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Tile Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-U

Utilities: -

Inclusions: Sunroom with motorized blinds in backyard

Welcome to your dream family home! This exquisite Walkout property, built in 2022 on a premium Corner Lot in Midtown Airdrie, seamlessly blends modern luxury with practical living. Featuring 6 Bedrooms, 4.5 Bathrooms, and Two master suites, and total over 3300 sqft developed living area, it offers flexible living space perfect for any lifestyle. Step inside to discover a sun-filled open-concept layout with 9-foot ceilings and oversized windows framing serene lake views. The main level offers a welcoming foyer, a spacious living and dining area, and a chef's kitchen complete with a gas range, full-height cabinets that extend to the ceiling, providing plenty of storage space, and a versatile Spice Kitchen —perfect for effortless cooking and gatherings. Upstairs, enjoy four generously sized bedrooms, including Two luxurious master suites. The primary retreat boasts stunning lake views, a walk-in closet, and a spa-like 5-pc ensuite with dual vanities and a freestanding tub. A second master bedroom faces the quiet green space and includes its own walk-in closet and ensuite bathroom. A bright bonus room overlooking the lake and a convenient laundry room complete this level. The fully finished walkout basement is an entertainer's delight, featuring two additional bedrooms, a full bathroom, a stylish wet bar, and a massive laundry room with extra storage—offering excellent potential for guests, teens, or rental income. Outside, the professionally landscaped backyard includes a custom garden, new concrete steps, a widened driveway, and a peaceful sunroom with motorized blinds. Enjoy summer days on your deck overlooking the pond, while kids play in the nearby playground. Recent upgrades include a new AC system (July 2025), new iron fencing, fresh concrete work, and more. Located moments from green spaces, lake

access, and a school bus stop directly across the street, this home combines luxury, location, and lifestyle like no other. Don't miss the chance to make this extraordinary property your own!