



GRASSROOTS
REALTY GROUP

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117 Midtown Close SW
Airdrie, Alberta

MLS # A2264790

\$579,000



Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,554 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Fireplace

BEST PRICE IN MIDTOWN WITH UPGRADED FEATURES | CORNER TRADITIONAL LOT | SEPARATE ENTRANCE TO THE BASEMENT | LOT OF UPGRADES FROM TRICO BUILDER | Welcome to this beautifully designed laned home in the desirable community of Midtown, ideally situated on a rare traditional corner lot next to green area & walking trail with excessive outdoor space at the front, back, and sides&mdashperfect for summer BBQs, family gatherings, or a fun play area for the kids. This beautiful North-facing home offers the perfect orientation for natural light lovers &mdash with abundant sunlight streaming into the backyard from morning to dusk. Whether you're enjoying your morning coffee, tending to a garden, or entertaining guests, the sunlit outdoor space creates a warm and inviting atmosphere all day long. Step inside to an inviting open-concept main floor with soaring 9-ft ceilings and an abundance of windows that flood the space with natural light, keeping it bright and cozy all day long. The layout offers a spacious front living area that creates a cozy ambiance, a dining space at the back, and a gourmet kitchen at the center&mdashtruly the heart of the home. The chef’s kitchen features ceiling-height cabinetry, a large central island with QUARTZ countertops, premium stainless steel appliances, including a gas stove and hood fan, upgraded lighting with pot lights , plenty of storage & spacious pantry provides additional storage to keep everything organized and within reach. A convenient half bath completes the main level, leading out to a rear deck, a generous backyard, and the concrete pad ready for your future double detached garage. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a walk-in closet and private 4-piece ensuite. The two secondary bedrooms are well-sized

and share a centrally located full bathroom. All full bathrooms feature upgraded tiles flooring, undermount sinks & timer-controlled exhaust fans. For added convenience, the Whirlpool washer and dryer are also located on the upper level which also features tile flooring. The home also includes a full basement with 9-ft ceilings and a separate side entrance, offering endless potential for future development—whether it’s a legal suite, home gym, or entertainment space. Located in the vibrant, family-friendly Midtown community, this home offers access to beautiful walking paths, parks, a central pond, and is just minutes from schools, shopping, and dining. With quick access to Highway 2, commuting to Calgary is fast and stress-free. This is a rare opportunity to own a stylish, move-in ready home on a corner lot in one of Airdrie’s most sought-after neighborhoods. Make sure to view the virtual tour for a complete walkthrough of the home.