



GRASSROOTS
REALTY GROUP

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112 Midtown Close SW
Airdrie, Alberta

MLS # A2268751



\$559,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,582 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

4 BEDROOMS + DEN | 3.5 BATHS | FRONT ATTACHED GARAGE | ILLEGAL BASEMENT SUITE | HIGH-END FINISHES | PRIME LOCATION | Welcome to this stunning and exceptionally maintained front garage duplex in the sought-after community of Midtown, Airdrie. This beautiful home showcases a modern design, high-end finishes, and a functional layout perfect for families, professionals or investors. With a total of 4 bedrooms plus a den and 3.5 bathrooms, this property offers exceptional comfort, versatility, and value. The main floor features a bright and open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for entertaining or everyday family life. The elegant kitchen is a true highlight, complete with stainless steel appliances, ceiling-height cabinetry, quartz countertops, and a large island that provides additional workspace and seating. A cozy living room invites relaxation, while the dining area opens to a fully fenced and landscaped backyard with a deck and BBQ gas line, ideal for summer gatherings. A convenient half bathroom completes the main floor. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and private ensuite bathroom. Two additional bedrooms share a full bath, and the upstairs laundry adds everyday convenience. The upper level offers a versatile layout perfect for growing families. The basement is fully developed with an illegal suite featuring a separate side entry, large living area, modern kitchen, bedroom plus den, and a full bathroom. This space is currently rented, making it an ideal mortgage helper or a perfect setup for extended family. Located in a quiet and family-friendly area, this home is just steps away from parks, walking trails, schools, and essential amenities such as Co-op Gas, Tim Hortons, and shopping. With

8 years of new home warranty remaining, this property offers both peace of mind and exceptional value. Move-in ready and waiting for you—schedule your private viewing today!