



GRASSROOTS
REALTY GROUP

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15 Midgrove Drive SW
Airdrie, Alberta

MLS # A2269302



\$799,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 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:	Backs on to Park/Green Space, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, French Door, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautiful front-garage home backing onto a peaceful pond. You'll love the bright sunshine basement, and the open, inviting layout with a flex room and a spacious living area. The kitchen is a chef's dream with a built-in wall oven and microwave, gas stove, and all stainless steel appliances. Upstairs features four comfortable bedrooms, including a lovely primary ensuite, plus a full bath, laundry, and a cozy bonus room. The unfinished basement offers endless potential to make it your own. A perfect home for families, with comfort, style, and a great location!