



**GRASSROOTS**  
REALTY GROUP

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**226 Midgrove Mews SW**  
**Airdrie, Alberta**

**MLS # A2274679**



**\$539,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Paved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	One Garage Remote Controller, One Deadbolt with Code Access.		

Welcome to Midtown! A centrally situated Airdrie community known for excellent walkability, quick access to everyday amenities, and a welcoming neighborhood feel. Step into this nearly new and beautifully cared for 1,622 sqft home set across two well designed levels that support a modern and comfortable lifestyle. The inviting front porch leads into an open main floor where the kitchen, living, and dining spaces flow easily together. Highlighted by nine foot ceilings, tall upper cabinetry, quartz counters, massive pantry, and direct access to the rear deck and yard. Double Detached Garage is already built for your convenience. The upper level features three roomy bedrooms and a versatile bonus area that works well for quiet downtime or a kids area. Two full bathrooms including a private ensuite and a convenient upper laundry room complete the upper level. A separate side entrance to the basement adds flexibility for future development options tailored to your needs. Midtown is popular for its central pond, community gathering spaces, and pathway network that links to parks, local shops, and restaurants. Come out and see for yourself why Midtown is regarded as one of Airdrie's desirable communities, and imagine yourself settling into this home.