



GRASSROOTS
REALTY GROUP

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752 Midtown Drive SW
Airdrie, Alberta

MLS # A2276048



\$750,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: na

Open House Jan 10, 1-3 pm. Welcome to this beautifully designed 2 story home with AC is located on a large corner lot in Midtown, Airdrie, offering spacious living and a functional layout perfect for growing families. The main level features an inviting open-concept design, complemented by stylish LVP flooring throughout. The kitchen is equipped with stainless steel appliances, ample cabinetry, and flows seamlessly into the dining area ideal for entertaining. Relax in the bright living room centered around a cozy gas fireplace, and enjoy the convenience of a 2-piece powder room and a large mudroom with plenty of storage. Completing the main level is a double attached garage for added comfort and practicality. Downstairs, the fully finished basement offers incredible versatility with a spacious bonus room, bedroom, an additional office/den, and a modern 3-piece bathroom perfect for guests, a home gym, or multi-generational living. Upstairs, you'll find two generously sized bedrooms, a convenient laundry room, and an additional bonus room ideal for a play area or second living space. The primary suite is a true retreat featuring a walk-in closet and a luxurious 5-piece ensuite bathroom. Located in the family friendly community of Midtown, close to parks, pathways, schools, and shopping this home offers exceptional value, comfort, and space in one of Airdrie's most desirable neighbourhoods.