



**GRASSROOTS**  
REALTY GROUP

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**99 Midgrove Drive SW**  
**Airdrie, Alberta**

**MLS # A2276132**



**\$1,029,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,636 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot, Lake		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** NONE

Experience elevated living in this exceptional walkout home located in the highly desirable community of Midtown, Airdrie. This stunning custom built walkout property perfectly blends modern luxury with everyday comfort. Offering 7 bedrooms, 5 bathrooms, two master suites, and over 3600 sq. ft. of fully developed living space, this home is designed to adapt to every stage of life. From the moment you step inside, you'll appreciate the 10-foot ceilings on every level, oversized windows, and a bright open-concept layout that fills the home with natural light while showcasing beautiful lake views. The main floor features a welcoming foyer, spacious living and dining areas, and a chef-inspired kitchen with a built-in electric cooktop, wall oven, microwave, and full-height cabinetry for plenty of storage. The added SPICE kitchen with a gas range makes entertaining and everyday cooking effortless. Upstairs, you'll find four generously sized bedrooms, including two luxurious master suites. The primary suite offers serene lake views, a walk-in closet, and 6-piece ensuite. The second master bedroom overlooks quiet green space and includes its own walk-in closet and ensuite. A bright bonus room and a convenient upper-floor laundry room complete this level. The fully finished walkout basement is perfect for entertaining or extended family living. It features two additional bedrooms, a full bathroom, a stylish wet bar — ideal for guests, teenagers, or potential rental income. Outside, enjoy a professionally landscaped backyard, new concrete step. Relax on your covered deck overlooking the pond while children enjoy the nearby playground. Recent upgrades include a new air conditioning system, concrete work, and more. Located just steps from green spaces, lake access, and with a school bus stop right across the street, this home truly offers luxury, convenience,

and an unbeatable lifestyle. This is a rare opportunity you won't want to miss—book your private showing today!