



GRASSROOTS
REALTY GROUP

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**625 Midtown Place
Airdrie, Alberta**

MLS # A2279037



\$649,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

This is the one you've been waiting for! This stunning, fully finished home in highly sought-after Midtown is the perfect blend of style, space, and convenience – and it won't last long. From the moment you step inside, you'll feel the pride of ownership. A bright and welcoming foyer opens to a sun-filled main floor with 9' ceilings and large windows and new flooring (2022) that adds a fresh, modern touch and, create an airy, open feel. The designer white kitchen is a chef's dream, featuring granite countertops, a generous island, stainless steel appliances, and a walk through pantry for maximum storage and function. The dining area flows seamlessly into the cozy living room with a corner fireplace – perfect for entertaining or quiet nights in. The main floor is completed by a private powder room, a functional mudroom, and direct access to the heated attached garage. Upstairs, a central bonus room provides the ideal spot for movie nights, while three spacious bedrooms offer room for everyone. The luxurious primary suite is your personal retreat, with a spa-inspired ensuite featuring a soaker tub, separate shower, and a walk-in closet. Convenient upstairs laundry makes everyday living effortless. The fully finished lower level adds incredible versatility with a family room, fourth bedroom with a large walk-in closet, and full 3-piece bath – perfect for guests, teens, or a home office. Stay cool all summer with brand new central A/C, and enjoy your south-facing deck with gas line – ideal for summer BBQs and soaking up the sun. Located just minutes from parks, walking paths, schools, shopping, and commuter routes, this home offers everything you need right at your doorstep. Homes like this move quickly – don't miss out! Schedule your private showing today and make this beautiful Midtown home

yours before it’s gone!