



**15 Midgrove Drive SW**  
**Airdrie, Alberta**

**MLS # A2283162**



**\$749,888**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,302 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Beautifully positioned backing directly onto a tranquil pond, this stunning two-story home offers the perfect blend of comfort, space, and scenic views. The main floor is thoughtfully designed with a private office—ideal for working from home—along with a well-appointed kitchen featuring a large island with gas cooktop, ample pantry space, and seamless flow into the inviting family room centered around a cozy fireplace. Step outside to the Dura deck patio and unwind while taking in the peaceful pond backdrop—your own private retreat. Upstairs, a spacious bonus room provides the perfect spot for family movie nights or a kids’ play area. The upper level also includes a convenient laundry room with sink and a generous primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Three additional bedrooms complete the upper floor, offering plenty of space for family or guests. The undeveloped lower level awaits your personal touch, providing endless possibilities for future development. This is a rare opportunity to enjoy pond-side living in a thoughtfully designed family home.