



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**130 Midgrove Greenway SW**  
**Airdrie, Alberta**

**MLS # A2284035**



**\$550,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home in the highly desirable Midtown community. Thoughtfully designed with both style and functionality in mind, this home offers a refined living experience and a prime location facing a scenic walking path and green space. Step inside to a bright, open-concept main floor featuring a spacious living room perfect for cozy nights or entertaining friends. The chef-inspired kitchen is a true showpiece with quartz countertops, slow-close cabinetry, a large central island, stainless steel appliances, upgraded sink and faucet, and a massive walk-in pantry. Natural light fills the space through the kitchen window, and LED lighting throughout adds a modern, polished touch. A convenient powder room completes the main floor. Upstairs, a versatile bonus room provides the perfect space for a home office, playroom, or media room. The primary suite is a private retreat with a walk-in closet and a luxurious 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry with upgraded washer and dryer provide practicality and comfort for the whole family. The fully finished backyard is a true extension of the home, featuring a private deck, fencing with a gate, turf with a path to the garage, decorative side paths with stone accents, and a BBQ gas line—perfect for summer entertaining. The double detached garage offers convenience and includes custom shelving. The fully fenced front yard offers a large covered porch, ideal for enjoying your morning coffee or peaceful evenings overlooking the greenspace. Additional highlights include premium/upgraded carpet, Google smart home integration with built-in speakers, LED lighting throughout, and remaining new-home warranty coverage for added peace of mind. The basement is a blank canvas, wide open and ready for your creative vision.

Currently used as a gym/flex space. Located just steps from Midtown's walking trails, parks, ponds, schools, and urban amenities, this home combines thoughtful upgrades, modern design, and lifestyle convenience in one complete package. Move-in ready and waiting for you. Experience the best of Midtown living today!