



**314 Midgrove Link SW**  
**Airdrie, Alberta**

**MLS # A2301221**



**\$624,900**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully crafted home in the vibrant and sought after community of Midtown, Airdrie! Featuring a spacious and functional layout, this property offers 5 bedrooms, 3 full bathrooms, and a host of high end finishes throughout. Step inside to discover an open concept main floor with soaring 9ft ceilings and stunning engineered hardwood flooring. The modern kitchen is a chef's dream, complete with sleek 3 cm QUARTZ countertops, premium stainless steel appliances including an electric stove, upgraded lighting, and ample cabinetry. A stylish full bathroom completes the main level, adding both convenience and flexibility. Upstairs, the primary bedroom offers a private retreat with its own ensuite and walk-in closet. You'll also find three additional generous bedrooms, a third full bathroom, and convenient upstairs laundry. The home's fifth bedroom is located on the main level, ideal for guests or multi generational living. The basement features a separate side entrance and is undeveloped, offering endless potential, create a home gym or additional living space tailored to your needs. Outside, a double car garage provides ample parking and storage. Located in the heart of Midtown, you'll enjoy easy access to parks, schools, shopping, and all essential amenities.