



3 Midgrove Drive SW
Airdrie, Alberta

MLS # A2168822



\$880,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Midtown - 3 Midgrove Drive SW: This is a fantastic opportunity to own the current Shane Homes Showhome in Midtown. This Manhattan III showhome is brand new and never lived in with 2,299 sq ft, plenty of builder upgrades throughout, 4 bedrooms, 2.5 bathrooms and an attached double car garage. The open main floor greets you with a spacious open-to-above foyer, a bright white kitchen with a central island with seating for 4, ample cabinets for storage, stainless steel appliances including a built-in hood with custom cabinetry, walk-through pantry leads to the mud room; breakfast nook with west views; living room with custom mantle and surround feature on the electric fireplace; 2 pc powder room leads to the tiled mudroom with bench and lockers. The upper level features a primary bedroom with walk-in closet, spa-like 5 pc ensuite complete with soaker tub, glass shower with bench, dual sinks, and toilet with separate door; 3 additional bedrooms - 2 bedrooms with walk-in closets; central bonus room; 4 pc main bathroom; laundry room with folding shelf, hanging rod, shelf and additional linen storage. The lower level basement remains unspoiled. This corner lot has a west backyard backing onto a walking path and pond. This showhome located in Midtown of Airdrie is just steps away from the pond and pedestrian bridge, promenade with shops, and nearby schools. Airdrie is less than 20 minutes to the Calgary airport, less than 10 minutes to the QE II, and 15 minutes to north Calgary. Call for more info!