



GRASSROOTS
REALTY GROUP

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1309 Midtown Road SW
Airdrie, Alberta

MLS # A2216775



\$779,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		

Inclusions:	n/a
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****Open House Sun June 29 12 pm - 4 pm**** Welcome to 1309 Midtown Road, Airdrie! This charming, brand new home is located in the highly sought-after Midtown community. Featuring a spacious, open-concept layout, this home offers three generous bedrooms, two and a half bathrooms, and a bright, modern kitchen with stainless steel appliances and quartz countertops. The large windows throughout the home provide plenty of natural light, creating a warm and inviting atmosphere. The main floor also boasts a cozy living room, perfect for relaxing, and a dining area ideal for family gatherings. Upstairs, the master suite offers a walk-in closet and a private ensuite, while the additional bedrooms are perfect for growing families or home offices. Step outside to your private backyard, from the separate side entrance, ideal for outdoor entertaining with a large deck and plenty of green space. Located within walking distance to parks, schools, and shopping, this home offers the perfect blend of comfort and convenience. Don't miss out on this incredible opportunity—book your showing today!