



**GRASSROOTS**  
REALTY GROUP

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**1422 Midtown Link SW**  
**Airdrie, Alberta**

**MLS # A2229457**



**\$679,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lake		

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

**Inclusions:** N/A

Welcome to this stunning brand-new 2-storey home in the heart of Midtown, Airdrie! Situated on a corner lot with beautiful pond views and RV parking, this home offers 1,743.29 sq ft of stylish living space. Featuring 3 spacious bedrooms, 2.5 bathrooms, an open-concept main floor, rear deck, and upgraded kitchen with gas and electric stove options. Includes 200 amp service, in-garage EV charger, and 9-ft basement ceilings with large windows for future development. Close to parks, schools, and all amenities. A perfect blend of comfort, function, and location!