



GRASSROOTS
REALTY GROUP

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138 Midgrove Greenway SW
Airdrie, Alberta

MLS # A2302979



\$550,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows

Inclusions: TV Mounts, Ring Doorbell & Cameras,

Welcome to this beautifully upgraded 4-bedroom, 3.5-bathroom home in the highly desirable Midtown community, thoughtfully designed to blend style and functionality while offering 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 9-foot ceilings and a spacious living room—perfect for cozy nights or entertaining. The chef-inspired kitchen is a true showpiece with quartz countertops, sleek cabinetry, a gas range, stainless steel appliances, a large central island, and a generous walk-in pantry. Natural light fills the space, while 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 area. The primary suite is a private retreat with a walk-in closet and a well-appointed 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry offer comfort and practicality for everyday living. The professionally finished basement is a standout feature, adding valuable living space with a large rec room, a fourth bedroom, a full bathroom, and ample storage—ideal for guests, a home gym, or growing families. Outside, enjoy a fully landscaped and fenced backyard complete with a private deck, pergola, and thoughtful design elements—perfect for relaxing or entertaining. The double detached garage adds everyday convenience, while central air conditioning keeps you comfortable all summer long. Located just steps from Midtown’s walking trails, ponds, parks, and scenic pathways, and within easy reach of schools, shopping, and major routes, this home offers the perfect balance of lifestyle and accessibility. Move-in ready and loaded with upgrades, this is a rare opportunity to

own a fully finished home in one of Airdrie's most sought-after communities.