



GRASSROOTS
REALTY GROUP

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314 Midgrove Link SW
Airdrie, Alberta

MLS # A2313163



\$565,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, 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.