



GRASSROOTS
REALTY GROUP

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301 Midtown Gate SW
Airdrie, Alberta

MLS # A2314246



\$519,900

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-41
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

OPEN HOUSE SUN JULY 5.. 1230-3 pm. Welcome to this exquisite CORNER LOT, four-bedroom, three-and-a-half-bathroom townhome, featuring a fully finished basement and NO CONDO FEES. This outstanding Tribeca model by Shane Homes, situated in Airdrie presents quality construction spanning approximately 1,550 square feet. Upon entering the property, you are greeted by meticulously landscaped grounds and a concrete front entryway. The home, situated on a large corner lot offers oversize windows, quality finishes and modern features such as nine-foot ceilings and wide laminate flooring. The main floor features an airy living room with built in shelving, a convenient half bath, and a spacious kitchen with granite countertops, top of the line stainless steel appliances and a generous walk-in pantry. The kitchen leads to the back entry opening up to a 10' x 20' concrete patio, complete with a pergola and a southwest-facing landscaped yard, perfect for enjoying the outdoors. Parking is abundant with a FINISHED DETACHED GARAGE, as well as a 25' x 27' CONCRETE PARKING PAD, making a total of 4 parking spots. The upper level includes a laundry area, a master bedroom with an ensuite bathroom and a walk-in closet, along with two additional well-sized bedrooms, one of which grants access to a private balcony. The DEVELOPED BASEMENT features a family room, a bar, a fourth bedroom with a roomy walk-in closet, a four-piece bathroom, and ample extra storage. With close proximity to parks, schools, and local conveniences, this home presents a remarkable opportunity in the desirable Midtown area. Do not miss your chance to experience this exceptional property!