



**246 Midgrove Mews SW
Airdrie, Alberta**

MLS # A2315915



\$535,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,648 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome Home to where modern design meets everyday comfort just steps from Midtown Lake and the vibrant Midtown Promenade! With scenic pathways, sunshine, and a growing, energetic community at your doorstep, this beautifully upgraded semi-detached home offers a lifestyle you’ll love year-round. Inside, you’re greeted by wide plank flooring, an open concept layout, and a clean, neutral, freshly painted colour palette that creates a calm, airy atmosphere, perfectly suited to any style. The kitchen is both stylish and functional, featuring full-height cabinetry, sleek quartz countertops, and stainless steel appliances, all complemented by thoughtful upgrades like USB and USB-C integrated outlets for effortless daily living. Upstairs, you’ll find a thoughtfully designed layout perfect for families or guests. The spacious bonus room includes a smart outlet with built-in USB charging, while the primary retreat offers a walk-in closet and a private 3-piece ensuite. Two additional bedrooms are positioned at the front of the home alongside a full 4-piece bathroom, and a linen closet that ensures everything has its place. The fully finished basement, with its own separate entrance, offers incredible flexibility. Complete with plush carpeting, a spacious entertainment area, a fourth bedroom, and a full 4-piece bathroom, it’s the perfect setup for guests, extended family, or future income potential. Smart home features elevate the experience throughout, including smart lighting in every bedroom and the entire basement, plus smart outlets in the living room and bonus room, keeping you connected and in control. Stay cool during the warmer months with central air conditioning, and enjoy added peace of mind with extended warranties on all kitchen and laundry appliances. Step outside to a thoughtfully designed backyard, ideal for summer

enjoyment. Featuring lush grass, garden beds, and full fencing with convenient access to the double detached garage. The insulated double detached garage is fully equipped with a larger overhead door, a WiFi-enabled opener, an electrical sub-panel for future EV charging installation, and a built-in camera for added security and convenience. Front and rear gate access further enhance the yard's overall functionality. This yard is as practical as it is inviting! The backyard is designed for effortless entertaining, featuring two decks and a BBQ gas hookup, while the charming front porch offers the perfect spot for morning coffee or evening happy hour. Located in vibrant Midtown, Airdrie, you're just minutes from grocery stores, shopping, coffee shops, restaurants, and fitness facilities- making everyday living effortless. This is the perfect blend of smart technology, stylish finishes, and an unbeatable location... don't miss your opportunity to call Midtown home!