



**GRASSROOTS**  
REALTY GROUP

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**262 Midgrove Mews SW**  
**Airdrie, Alberta**

**MLS # A2316368**



**\$549,000**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Vinyl

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** none

Welcome to 262 Midgrove Mews SW, a beautifully maintained 2024-built corner-lot home offering modern style, functional living space, and exceptional future income potential. Perfectly positioned with no neighbours on one side, this property provides added privacy and an open feel that is rarely available in similar homes. Inside, you'll find a bright and inviting open-concept main floor featuring contemporary finishes, abundant natural light, and seamless flow between the living, dining, and kitchen areas. The modern kitchen is designed for both everyday living and entertaining, with ample cabinetry, stainless steel appliances, and a spacious island at the heart of the home. Upstairs features 3 generously sized bedrooms, including a spacious primary retreat complete with a private 3-piece ensuite. The thoughtful layout provides comfortable living space for families, guests, or a home office. A standout feature of this property is the walk-up basement with a separate entrance, offering incredible future development potential. With 9-foot ceilings and bathroom rough-ins already in place, the basement is ideally suited for a future suite, Airbnb, multi-generational living space, or mortgage helper (subject to municipal approvals). Step outside and enjoy one of the community's best locations. A large scenic pond and extensive pathway system are just steps from your front door, providing the perfect setting for daily walks, jogging, cycling, or simply enjoying the outdoors. The combination of green space, water views, and nearby amenities creates an exceptional lifestyle for families and outdoor enthusiasts alike. Built in 2024 and meticulously cared for, this move-in-ready home offers the peace of mind of newer construction while providing flexibility for future income opportunities. Whether you're looking for your next family home or an investment with long-term upside, this

corner-lot property delivers modern living, privacy, and outstanding potential in one complete package.