



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

114 Midgrove SW
Airdrie, Alberta

MLS # A2320366

\$514,900



Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,620 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	NA
--------------------	----

OPEN HOUSE: SUNDAY JUNE 28 11AM-1PM. Experience modern living at its finest in the highly sought-after Midtown community of Airdrie with the stunning Cascade model by Shane Homes. Perfectly positioned just steps from a scenic pond, this beautifully designed two-storey home offers the ideal blend of style, comfort, and convenience. Boasting 3 spacious bedrooms, 2.5 bathrooms, and a double detached garage, this home is thoughtfully crafted for today's lifestyle. Enjoy year-round comfort with central air conditioning and Smart Blinds, bringing modern convenience right to your fingertips. The bright, open-concept main floor is designed to impress, featuring a chef-inspired kitchen complete with quartz or granite countertops, a large central island, a generous walk-in pantry, and upgraded Samsung stainless steel appliances. The adjoining dining area and inviting living room create the perfect setting for entertaining family and friends, while a convenient powder room completes the main level. Upstairs, retreat to the elegant primary suite, featuring a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a versatile bonus room, a full 4-piece bathroom, and convenient upper-floor laundry provide exceptional functionality for growing families. The unfinished basement offers endless possibilities to customize and expand your living space to suit your needs. Located in the vibrant and family-friendly Midtown community, residents enjoy easy access to picturesque walking paths, a pedestrian bridge, charming local shops, and highly regarded schools. Commuters will appreciate the quick connections to QE II Highway, Calgary International Airport, and North Calgary. This exceptional home presents a rare opportunity to enjoy contemporary comfort in one of Airdrie's most desirable neighborhoods. Schedule your private viewing today and discover

everything this remarkable property has to offer.