



**GRASSROOTS**  
REALTY GROUP

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75 Midgrove Drive SW  
Airdrie, Alberta

MLS # A2322777



**\$835,000**

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Midtown                                                                   |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | 2 Storey                                                                  |        |                  |
| Size:     | 2,317 sq.ft.                                                              | Age:   | 2022 (4 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached                                                    |        |                  |
| Lot Size: | 0.09 Acre                                                                 |        |                  |
| Lot Feat: | Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Water |        |                  |

|             |                                                                                                                                                             |            |      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                     | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                           | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                             | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                        | LLD:       | -    |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                                                                                             | Zoning:    | R1-U |
| Foundation: | Poured Concrete                                                                                                                                             | Utilities: | -    |
| Features:   | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |            |      |
| Inclusions: | None                                                                                                                                                        |            |      |

Welcome to this extraordinary executive residence set upon a prime waterfront lot in the highly coveted community of Midtown. Seamlessly blending modern elegance with natural beauty, the 3-bedroom, 2.5-bathroom home backs directly onto the tranquil lake and surrounding pathways, offering an idyllic indoor-outdoor lifestyle. Boasting over 2,317 square feet of finished space, the interior greets you with a sense of airy grandeur, complemented by high ceilings, contemporary accents, and rich luxury vinyl plank flooring throughout the main living areas. Near the entrance, a dedicated private front office provides the perfect space for working from home. At the heart of the main level sits a spectacular living room featuring soaring 20-foot ceilings and dramatic two-story windows framing breathtaking water views. A cozy gas fireplace anchors this grand setting, which opens smoothly into the dining area and gourmet kitchen. Crafted for both culinary creations and effortless hosting, the kitchen showcases a sleek geometric backsplash, an expansive central island, and a convenient walkthrough pantry. Step out onto the adjoining balcony to soak in serene, picture-perfect views of the pond. Completing the main level are a practical mudroom and a discreetly placed powder room for guests. Ascend the wrought-iron staircase to discover an upper floor designed for both luxurious comfort and everyday convenience. The lavish primary suite acts as your own personal sanctuary, complete with a sprawling walk-in closet and a spa-inspired five-piece ensuite featuring dual vanities, a private water closet, a walk-in shower, and a deep soaking tub. Two additional spacious bedrooms share a bright four-piece bath, while a central bonus room serves as an ideal media retreat or play area. A dedicated upper-level laundry room adds ultimate everyday ease. Out back, the west-facing yard

catches abundant afternoon sun and offers a peaceful outdoor escape with direct access to local playgrounds and walking trails. Parking is a breeze with a double front attached garage plus driveway space for two additional vehicles. Downstairs, the vast unfinished basement stands ready for your custom layout ideas, presenting endless potential. This remarkable property delivers a rare mix of elevated design, serene surroundings, and vibrant community living with all modern amenities just minutes away! A home of this calibre won't last long – Book Your Showing Today!