



GRASSROOTS
REALTY GROUP

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524 Midtown Street SW
Airdrie, Alberta

MLS # A2337729



\$455,000

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,487 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		

Inclusions: main floor tv and wall mount, upstairs wall mount, custom desk upstairs

Don't miss this one! Welcome home to this amazing semi-detached home on a peaceful street in the heart of Midtown! Inside on the main, you'll find a gorgeous living room with tile surround gas fire place, overlooking a tree lined street. There's a separate dining area and a gorgeous chef's kitchen, stone counters and stainless steel appliances await! Imagine creating meals on the gas range and memories with friends and family hanging out at the breakfast bar and visiting! Rounding out the main floor is a powder room, and a door through to the attached garage, with 220V hookup if you have an EV. You'll love the gorgeous laminate floors and open plan throughout the sunny main floor. Upstairs, there is a huge primary bedroom, with its spa like four piece ensuite... no more sharing the sink and counter with this dual vanity! There's also a huge walk-in closet. Rounding out the upper floor is another full washroom, two generously sized bedrooms, and an amazing flex space that makes a great media space or home office. Downstairs, the basement awaits your vision... more bedrooms, or a home gym, or a theatre room... whatever you need! Out back, you'll find an amazing deck with gazebo and space for entertaining all through these hot summer evenings. But you don't need to sweat the heat, as this place has central AC, as well! Park and walk to the pond pathways, only a few steps away. There are paths and pubs and restaurants and shopping and public transit, all nearby. Your new home in the heart of it all awaits! Book your showing today!