

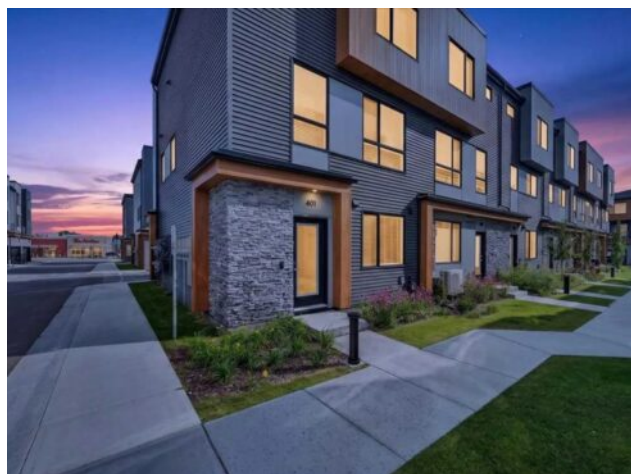


GRASSROOTS
REALTY GROUP

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401, 81 Midtown Boulevard SW
Airdrie, Alberta

MLS # A2338811



\$449,900

Division:	Midtown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,675 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC-52
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV - NEGOTIABLE

END UNIT!!! CHIC | MODERN | LIKE NEW! THE TOWNS IN MDTOWN! This contemporary townhome offers the young professional, family or downsizer a gorgeous city vibe featuring gorgeous finishes from floor to ceiling! It offers large open spaces, designer lighting, quartz counters, high ceilings and windows galore for all day natural light! A MAIN LEVEL welcoming entrance opens up to a FLEX ROOM that can be a 4TH BEDROOM, 2ND OFFICE, GYM OR STUDIO! A roughed in 2 piece bath, closet with ample storage, furnace utility room and HUGE DOUBLE ATTACHED GARAGE are all conveniently located on this level. Upstairs, the 2ND LEVEL opens up to an expansive living area featuring LARGE KITCHEN WITH QUARTZ COUNTERS, DESIGNER PENDANT LIGHTING, EXQUISITE TILE BACKSPLASH, STAINLESS STEEL APPLIANCES, AND CENTRAL ISLAND WITH SEATING! Formal and family meals are served and enjoyed in the DINING ROOM and after dinner relax and unwind in the comfortable adjoining LIVING ROOM where entertaining family and friends, movie night, game night or just pure relaxation are part of the everyday. This fashionable townhouse also features an UPPER LEVEL OFFICE which can be also featured as a relaxing lounge area! A convenient HALF BATH and access to the deck and BBQ with gas line are also located on this level. UPSTAIRS offers a comfortable and spacious floor plan offering the PRIMARY SUITE with WALK IN CLOSET & 3 PIECE ENSUITE BATH, 2 ADDITIONAL good sized BEDROOMS, 4 PIECE MAIN BATH and UPPER LAUNDRY for ease and convenience of everyday living. THE TOWNS in MDTOWN are centrally located amongst an array of services and amenities that are accessible without a vehicle! This townhome is the perfect home for a single professional, a couple wanting a lock

up and go lifestyle or a family with children! COME SEE.....