



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1 Midgrove Lane SW
Airdrie, Alberta

MLS # A2341672



\$529,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,694 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Open House Sunday September 27 1:00pm-4:00pm. Welcome to 1 Midgrove Lane in Airdrie. Step inside this pristine former Shane Homes showhome, that seamlessly blends designer craftsmanship with high-end living, highlighted by an interior environment you must experience. Positioned as a desirable end unit, this 1,694 sq. ft. 3 bedroom, 2.5 bathroom home offers a thoughtfully designed floor plan featuring a versatile upper-level bonus room, ideal for a media lounge or family room. The benefits from the extra windows that flood the open concept main floor interior, draws in an abundance of natural sunlight. As well, the kitchen and bathrooms feature solid quartz countertops throughout the home, alongside a functional custom-built pantry offering organized storage and tailored shelving that elevates the main floor functionality. A major highlight of the home is the fully upgraded garage. Complete with high-end Rockwool insulation, for superior thermal retention and soundproofing, custom slat wall style paneling for organized wall storage, and an upgraded quiet-drive garage door opener. Located in the central community of Midtown, you are steps away from scenic pathways, parks, local shopping, dining, and easy access to Calgary via Highway 2.