



GRASSROOTS
REALTY GROUP

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965 Midtown Avenue SW
Airdrie, Alberta

MLS # A2342868



\$929,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,540 sq.ft.	Age:	2020 (6 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	All TV Mounts, Mirrors on main floor in front of main door		

OPEN HOUSE Sept 26 2- 4 pm Executive home designed for luxury living & effortless entertaining with an enviable south-facing backyard, backing directly onto green space, ravine, walking path & fronting onto green park (across) This stunning 2-storey home offers over 3,450 sq. ft. of developed living space & a fully developed illegal walkout basement suite. The grand foyer features a dramatic open-to-above design & statement chandelier, leading into a bright, sophisticated open-concept main floor with 9-ft ceilings, quartz countertops, upgraded fixtures, feature walls, high-end laminate flooring and abundant pot lighting. The main level offers exceptional versatility with a bedroom with closet & full bathroom, making it ideal for old aged parents / guests or multi-generational living. The elegant living/dining area flows seamlessly into the spacious nook & family room where a gas fireplace surrounded by a full-stone feature wall creates a striking focal point. At the heart of the home is the impressive gourmet kitchen featuring upgraded built-in appliances, gas cooktop, wall oven, built-in microwave, dishwasher, a massive quartz island & abundant cabinetry. A separate spice kitchen adds even more functionality and features a ceramic cooktop, barn sink & garburator. The nook includes a custom buffet/breakfast/coffee bar perfect for everyday living & entertaining. The mudroom is exceptionally practical, with a full-height built-in pantry & custom bench with lockers, providing plenty of organized storage for the entire family. Upstairs, discover 4 bedrooms all with walk-in-closets with built-in shelving including two luxurious master suites plus a spacious bonus family room. The bonus room features a spectacular 72" electric fireplace set into a full-stone feature wall with built-in shelving -the perfect space for movie nights or family gatherings. The primary master suite is a

true retreat, complete with a luxurious 5-piece ensuite, freestanding soaker tub, dual vanities & an oversized custom-tiled rain shower. The second master suite offers additional flexibility for extended family or guests. The upper-level laundry room is thoughtfully designed with counter space, sink & cabinetry, while custom upgraded railings & an open-to-below design further elevate the home's architectural appeal. The professionally finished illegal walkout basement features a third master bedroom with a large walk-in closet & ensuite access to a bathroom with an oversized custom tiled rain shower. The living area showcases another 72" electric fireplace. The 9' ceiling will never give you a feel of a basement. Step outside to a private, south-facing backyard backing onto greenspace, ravine, a walking path & 20' x 26' concrete patio. A concrete walkway connects the front of the home to the rear walkout. Additional upgrades include central AC, water softener, reverse-osmosis drinking water systems on both main & basement levels. Book your private showing today & experience it in person.