



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

840 Midtown Drive SW
Airdrie, Alberta

MLS # A2343324

\$535,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A
-------------	-----

Welcome home to this light-filled, open-concept two-storey laned home situated on a quiet, central street in Midtown, featuring a double car garage, a green backyard, and a charming front porch. Step inside to a neutral color palette enhanced by custom built-ins throughout, where the main floor showcases an expansive living room with a massive window, a dedicated dining area, a half bathroom, and a beautiful kitchen complete with modern cabinetry, a large island, premium quartz countertops, and stainless steel appliances. Upstairs hosts three well-proportioned bedrooms, including a primary suite with a walk-in closet and a four-piece ensuite. With this there is two additional bedrooms sharing a second four-piece bathroom. Offering an incredible opportunity for first-time buyers and investors alike, this property features an undeveloped basement with a separate side entrance, providing amazing potential for future development and customizations to suit your future needs. This home is also situated near paths, parks, and midtown lake making it exceptional for morning or night walks. Book your next showing here at 840 Midtown Drive and come check out what can be your future home or property.