

51 Midgrove Drive SW
Airdrie, Alberta

MLS # A2273422



\$925,000

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|------------------|---|---------------|------------------|
| Division: | Midtown | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,401 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, On Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscap | | |

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| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Tile Counters, Walk-In Closet(s) | | |

Inclusions: New sunroom in the backyard, washer and dryer in basement

Welcome to your dream family home! This exquisite Walkout property, built on a premium Corner Lot in Midtown Airdrie, seamlessly blends modern luxury with practical living. Featuring 6 Bedrooms, 4.5 Bathrooms, and Two master suites, and total over 3300 sqft developed living area, it offers flexible living space perfect for any lifestyle. Each floor comes with 9-foot ceilings, offering a bright and spacious living environment. Step inside to discover a sun-filled open-concept layout with higher ceilings and oversized windows framing serene lake views. The main level offers a welcoming foyer, a spacious living and dining area, and a chef's kitchen complete with built-in electric cooktop, built-in wall oven and microwave, full-height cabinets that extend to the ceiling, providing plenty of storage space, and a versatile SPICE Kitchen with an additional gas range —perfect for effortless cooking and gatherings. Upstairs, enjoy four generously sized bedrooms, including Two luxurious master suites. The primary retreat boasts stunning lake views, a walk-in closet, and a spa-like 5-pc ensuite with dual vanities and a freestanding tub. A second master bedroom faces the quiet green space and includes its own walk-in closet and ensuite bathroom. A bright bonus room overlooking the lake and a convenient laundry room complete this level. The fully finished walkout basement is an entertainer's delight, featuring two additional bedrooms, a full bathroom, a stylish wet bar, and a second massive laundry room with extra storage—offering excellent potential for guests, teens, or rental income. Outside, the professionally landscaped backyard includes a custom garden, new concrete steps, a widened driveway, and a peaceful sunroom with motorized blinds. Enjoy summer days on your deck overlooking the pond, while kids play in the nearby playground. Recent

upgrades include a new AC system (July 2025), new iron fencing, fresh concrete work, and more. Located moments from green spaces, lake access, and a school bus stop directly across the street, this home combines luxury, location, and lifestyle like no other. Don't miss the chance to make this extraordinary property your own!