

75 Midgrove Drive SW
Airdrie, Alberta

MLS # A2322777



\$849,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,317 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot, Water		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this extraordinary executive residence set upon a prime waterfront lot in the highly coveted community of Midtown. Seamlessly blending modern elegance with natural beauty, the 3-bedroom, 2.5-bathroom home backs directly onto the tranquil lake and surrounding pathways, offering an idyllic indoor-outdoor lifestyle. Boasting over 2,317 square feet of finished space, the interior greets you with a sense of airy grandeur, complemented by high ceilings, contemporary accents, and rich luxury vinyl plank flooring throughout the main living areas. Near the entrance, a dedicated private front office provides the perfect space for working from home. At the heart of the main level sits a spectacular living room featuring soaring 20-foot ceilings and dramatic two-story windows framing breathtaking water views. A cozy gas fireplace anchors this grand setting, which opens smoothly into the dining area and gourmet kitchen. Crafted for both culinary creations and effortless hosting, the kitchen showcases a sleek geometric backsplash, an expansive central island, and a convenient walkthrough pantry. Step out onto the adjoining balcony to soak in serene, picture-perfect views of the pond. Completing the main level are a practical mudroom and a discreetly placed powder room for guests. Ascend the wrought-iron staircase to discover an upper floor designed for both luxurious comfort and everyday convenience. The lavish primary suite acts as your own personal sanctuary, complete with a sprawling walk-in closet and a spa-inspired five-piece ensuite featuring dual vanities, a private water closet, a walk-in shower, and a deep soaking tub. Two additional spacious bedrooms share a bright four-piece bath, while a central bonus room serves as an ideal media retreat or play area. A dedicated upper-level laundry room adds ultimate everyday ease. Out back, the west-facing yard

catches abundant afternoon sun and offers a peaceful outdoor escape with direct access to local playgrounds and walking trails. Parking is a breeze with a double front attached garage plus driveway space for two additional vehicles. Downstairs, the vast unfinished basement stands ready for your custom layout ideas, presenting endless potential. This remarkable property delivers a rare mix of elevated design, serene surroundings, and vibrant community living with all modern amenities just minutes away! A home of this calibre won't last long – Book Your Showing Today!