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GRASSROOTS
REALTY GROUP

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856 Midtown Drive SW
Airdrie, Alberta

MLS # A2333096



$640,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	6	**Baths:**	4
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Offering over 2,600 sq ft of thoughtfully designed living space on a traditional lot, this Airdrie home is built for real family life. As dusk settles, Gemstone exterior lighting glows softly below the roofline, welcoming you home before you even reach the door. Step inside to a spacious living room with 9' ceilings, warm and inviting from the moment you walk in. Just off it, a main floor bedroom and full bath offer flexible living — home office, guest space, or main-floor family room, no stairs required. The kitchen is where this home shines: a waterfall edge island, gold fixtures, stainless steel appliances, and floor-to-ceiling dual-tone cabinetry come together, while a separate spice kitchen keeps the real cooking — and its aromas — out of sight. Upstairs, a bonus room serves as a second family living space, alongside two kids' bedrooms and a spacious primary bedroom featuring a walk-in closet and a fully tiled 3-piece ensuite. Downstairs, a fully finished illegal basement suite (2 bedrooms, 1 bath) with 9' ceilings adds flexibility for extended family or income potential. A double detached garage completes the package, keeping vehicles and gear protected year-round. This home is also built with smart living in mind — every light switch is a smart switch with dimmer, paired with a NEST thermostat throughout. Location perks include nearby parks with manicured pathways, trails, and green spaces; walking distance to restaurants and grocery stores; close proximity to Woodside Golf Course and Nose Creek Park; and easy access to the Queen Elizabeth II highway for commuters.

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