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GRASSROOTS REALTY GROUP

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721 Midtown Drive SW
Airdrie, Alberta

MLS # A2354620

$649,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s)		

Inclusions: None

Welcome to this meticulously maintained home in the highly desirable central Airdrie community of Midtown. Showing like new and offering a wonderful combination of style, comfort, and functionality; this beautifully cared-for property is sure to impress. Step inside to discover a bright open-concept main floor featuring a gorgeous kitchen in the heart of the home. Showcasing elegant white cabinetry, quartz countertops, stainless steel appliances including a gas stove, and an expansive center island that is perfect for everyday family gatherings and entertaining. There is an abundance of natural light streaming through the sunny south-facing windows into the dining area and adjoining living room, complete with a cozy fireplace. You will also love the convenient walk-through pantry and vinyl plank flooring. Upstairs, the thoughtfully designed layout offers three bedrooms and a central bonus room, providing ideal separation between the primary retreat and secondary bedrooms. The impressive primary suite features a luxurious five-piece ensuite and walk-in closet, while the additional bedrooms are complemented by an upgraded full bathroom and conveniently located upper-floor laundry room. The undeveloped basement is a blank canvas ready for future development, whether you envision additional living space, a recreational area, or a home gym. Additional highlights include air conditioning, a double attached garage, and a sealed driveway. Step outside to enjoy the exceptionally maintained yard, featuring a deck and lower patio, creating a homey and relaxed setting for spending time outdoors. Every aspect of this home reflects pride of ownership, both inside and out. This is an outstanding opportunity to own a truly move-in-ready home situated in one of Airdrie's most appealing communities, with convenient access to everyday amenities such as shopping, restaurants,

schools, pathways, green spaces, and ponds. This exceptional property offers the lifestyle you've been searching for, welcome home!

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