# \$877,000 - 3 Midgrove Drive Sw, Airdrie

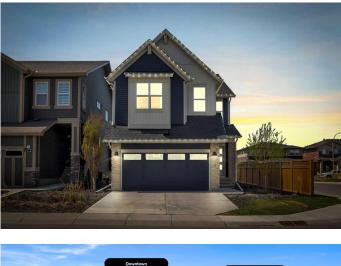
MLS® #A2220397

#### \$877,000

4 Bedroom, 3.00 Bathroom, 2,351 sqft Residential on 0.10 Acres

Midtown, Airdrie, Alberta

Welcome to this brand new former show home in Midtown Airdrie, ready for you to call home! This exquisite Shane Homes model features a stunning open-to-below design and 2,351 sq. ft. of finished living space. The untouched basement awaits your personal touches, adding to the potential of this 4-bedroom, 2.5-bathroom home, which is packed with over \$100,000 in upgrades. One of the highlights is the locationâ€"backing west onto the serene central pond, known as Midtown Lake. Step into the heart of the homeâ€"a kitchen filled with premium enhancements, including upgraded built-in appliances, an electric cooktop, cabinet risers, and island cladding. The unique backsplash, highly upgraded quartz countertops, and glassed French pantry door add a touch of elegance and functionality. The open main floor greets you with a spacious open-to-above foyer, a bright white kitchen with a central island with seating for 4, ample cabinets for storage, stainless steel appliances including a built-in hood with custom cabinetry, walk-through pantry leads to the mud room; breakfast nook with west views; living room with custom mantle and surround feature on the electric fireplace; 2 pc powder room leads to the tiled mudroom with bench and lockers. The large main floor office/den provides a perfect space for working from home or managing household affairs. The living area centers around a fireplace including an oversized MDF hearth and seating area, 10â€<sup>™</sup> tiled facing, and an oversized electric







fireplace unit, creating a cozy and stylish focal point. The upper level features a primary bedroom with walk-in closet, 5 pc ensuite, glass shower and dual sinks . 3 additional bedrooms - 2 bedrooms with walk-in closets; central bonus room; 3 pc main bathroom; laundry room with folding shelf, hanging rod, shelf and additional linen storage . This corner lot has a west backyard backing onto a walking path and pond. The basement includes oversized windows, SUMP PUMP and fully integrated central air-conditioning, offering a bright and comfortable space for future development.. Outdoor features include enhancements, such as outdoor trim lights with multiple colors and programs, a custom deck and glass railing, and an upgraded entry door. Fall in love with this dream home, just awaiting its new homeowner. Don't miss out on the opportunity to make this stunning property yours!

Built in 2021

#### **Essential Information**

MLS® #	A2220397
Price	\$877,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,351
Acres	0.10
Year Built	2021
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Midgrove Drive Sw
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

Subdivision City County Province Postal Code	Midtown Airdrie Airdrie Alberta T4B 5H1	
Amenities		
Parking Spaces Parking # of Garages	4 Double Garage Attached 2	
Interior		
Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in	
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Cooktop	
Heating	Forced Air	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Electric	
Has Basement	Yes	
Basement	Full, Unfinished	
Exterior		
Exterior Features	Other, Private Yard, Playground	
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, No Neighbours Behind	
Roof	Asphalt Shingle	
Construction	Stone, Vinyl Siding, Wood Frame	
Foundation	Poured Concrete	
Additional Information		
Date Listed	May 12th, 2025	
Days on Market	53	
Zoning	R1-U	

## Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.