



THE
A-TEAM

**RE/MAX
FIRST**

7 MIDGROVE Drive, Airdrie T4B 5H1

MLS®#: **A2136140** Area: **Midtown** Listing Date: **09/05/24** List Price: **\$839,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Airdrie**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,694 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,305**
 Low Sqft:
 Ttl Sqft: **2,305**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Composite Siding,Stone,Wood Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 2`8"
Dining Room	Main	12`0" x 10`1"
Kitchen	Main	12`0" x 12`8"
Mud Room	Main	9`8" x 6`3"
5pc Bathroom	Upper	6`6" x 11`8"
Bedroom	Upper	10`4" x 12`0"
Family Room	Upper	14`0" x 15`2"

Room	Level	Dimensions
Den	Main	6`0" x 8`10"
Foyer	Main	6`5" x 8`2"
Living Room	Main	12`5" x 16`2"
Pantry	Main	5`8" x 9`4"
5pc Ensuite bath	Upper	10`2" x 12`0"
Bedroom	Upper	12`1" x 10`0"
Laundry	Upper	5`4" x 9`5"

Bedroom - Primary

Upper

14`1" x 15`11"

Walk-In Closet
Legal/Tax/Financial

Upper

10`8" x 7`11"

Title:
Fee Simple
Legal Desc:

2110111

Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to this brand new former show home in Midtown Airdrie, ready for you to call home! This exquisite Trico Homes, Cambridge 26 model, features a stunning open-to-below design and 2,305 sq. ft. of finished living space. The untouched basement awaits your personal touches, adding to the potential of this 3-bedroom, 2.5-bathroom home, which is packed with over \$80,000 in upgrades. One of the highlights is the location—backing west onto the serene central pond, known as Midtown Lake on Google Maps. With a private gate that provides direct access to the pond, you'll enjoy peaceful views and the convenience of a landscaped showhome exterior, meticulously maintained by the developer. Step into the heart of the home—a kitchen filled with premium enhancements, including upgraded built-in appliances, a gas range, under-counter lighting, 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 main floor also features a large walk-through pantry and a spacious mudroom accessed through the garage, ensuring convenience and ample storage. The large main floor office/den provides a perfect space for working from home or managing household affairs. The bathrooms feature sleek black Moen hardware throughout and a master shower with beautiful tile and glass finishes. The basement includes an elevated sunshine design, oversized windows, a sump pump, and fully integrated central air-conditioning, offering a bright and comfortable space for future development. The living area centers around a fireplace including an oversized MDF hearth and seating area, 10' tiled facing, and an oversized gas fireplace unit, creating a cozy and stylish focal point. Outdoor features include enhancements, such as outdoor trim lights with multiple colors and programs, a custom deck and railing, and an upgraded entry door. Additional features of this home include a smart security package, a smart home package, enhanced interior lighting, and upgraded carpet and tile quality throughout. 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!**

Inclusions:
Property Listed By: **Built In Microwave
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













