



THE
A-TEAM

**RE/MAX
FIRST**

342 MIDGROVE Link, Airdrie T4B 5K8

MLS®#: **A2165162** Area: **Midtown** Listing Date: **09/11/24** List Price: **\$599,800**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,458 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,622**
 Low Sqft:
 Ttl Sqft: **1,622**

DOM

70
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 12`0"	Bedroom - Primary	Upper	13`6" x 12`2"
Kitchen	Main	15`4" x 12`10"	Bedroom	Upper	9`11" x 9`6"
Dining Room	Main	12`10" x 9`11"	Bedroom	Upper	9`11" x 9`7"
Mud Room	Main	5`7" x 3`0"	2pc Bathroom	Main	6`3" x 4`6"
3pc Ensuite bath	Upper	10`8" x 5`8"	4pc Bathroom	Upper	9`3" x 4`11"
Laundry	Upper	5`8" x 3`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211026

Zoning:
R1-L

Remarks

Pub Rmks: **Welcome to this brand new 1622 sq ft home Situated in Midtown of Airdrie with all the warrantees. This home offers a harmonious blend of comfort, functionality, and modern design. Chefs dream Kitchen boasts contemporary cupboards that extend to the ceiling, lights highlighting the Quartz island, chimney hood fan with gas stove and built-in microwave, pantry, STAINLESS appliances all looking out a BIG window into your backyard to watch the kids play. The upper floor features 3 bedrooms, including a spacious master bedroom with a walk-in closet, and a 3 pc ensuite. A practical floorplan & upgraded beautiful finishing touches. This floor also includes a good-sized laundry area with storage space. The other 2 bedrooms are generously sized with big windows. Rarely available in Airdrie, unfinished BASEMENT with a side entry and three big windows could be ideal for an in-law suite, making this property a fantastic opportunity for investors or first-time home buyers. Enjoy the convenience of the concrete pad at the back, providing ample space for vehicle parking. Steps away from a pond, pedestrian bridge, and nearby shops; Airdrie is conveniently located: Less than 20 minutes from Calgary airport; Less than 10 minutes from the QE II highway; Approximately 15 minutes from north Calgary. Don't miss the opportunity to make it yours!**

Inclusions: **NONE**
Property Listed By: **RE/MAX House of Real Estate**

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







