



THE
A-TEAM

**RE/MAX
FIRST**

3 MIDGROVE Drive, Airdrie T4B 5H1

MLS®#: **A2168822** Area: **Midtown** Listing Date: **10/01/24** List Price: **\$880,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,158 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,299**
 Low Sqft:
 Ttl Sqft: **2,299**

DOM
28
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Front Yard,No Neighbours Behind,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`10" x 15`1"	Breakfast Nook	Main	10`11" x 9`2"
Living Room	Main	12`0" x 161`0"	Den	Main	9`2" x 11`0"
2pc Bathroom	Main		Bedroom - Primary	Upper	11`11" x 14`5"
5pc Ensuite bath	Upper		Bedroom	Upper	11`1" x 10`6"
Bedroom	Upper	12`0" x 9`10"	Bedroom	Upper	11`11" x 9`11"
Bonus Room	Upper	12`5" x 12`3"	4pc Bathroom	Main	
Laundry	Upper	5`11" x 9`4"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2110111

Remarks

Pub Rmks: **Midtown - 3 Midgrove Drive SW: This is a fantastic opportunity to own the current Shane Homes Showhome in Midtown. This Manhattan III showhome is brand new and never lived in with 2,299 sq ft, plenty of builder upgrades throughout, 4 bedrooms, 2.5 bathrooms and an attached double car garage. 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 upper level features a primary bedroom with walk-in closet, spa-like 5 pc ensuite complete with soaker tub, glass shower with bench, dual sinks, and toilet with separate door; 3 additional bedrooms - 2 bedrooms with walk-in closets; central bonus room; 4 pc main bathroom; laundry room with folding shelf, hanging rod, shelf and additional linen storage. The lower level basement remains unspoiled. This corner lot has a west backyard backing onto a walking path and pond. This showhome located in Midtown of Airdrie is just steps away from the pond and pedestrian bridge, promenade with shops, and nearby schools. Airdrie is less than 20 minutes to the Calgary airport, less than 10 minutes to the QE II, and 15 minutes to north Calgary. Call for more info!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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





