

# \$659,900 - 317 Midgrove Link Sw, Airdrie

MLS® #A2200421

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

Brand New! Welcome to this stunning brand-new home in the desirable community of Midtown, Airdrie! Thoughtfully designed and extensively upgraded, this home offers modern elegance and functional living. Step inside to an open-concept main floor featuring 9-ft ceilings and beautiful engineered hardwood floors. The gourmet kitchen boasts sleek 3 cm QUARTZ countertops, high-end stainless steel appliances including a GAS stove, an upgraded lighting package and a half bathroom completes the main level. Upstairs, the primary suite is a true retreat, offering an en-suite and a walk-in closet. Two additional spacious bedrooms, a bonus room, a 3-piece bathroom, and a convenient upstairs laundry add to the home's practicality. The separate entrance to the unfinished basement provides endless potential for customization, whether you envision a home gym, extra living space, or a home based business. The property also includes a double-car garage, ensuring ample parking and storage. Located in Midtown, you'll enjoy the perfect blend of tranquility and convenience, with parks, shopping, and amenities just minutes away. This never-lived-in home is move-in ready—don't miss the opportunity to make it yours! Book your showing today!

Built in 2023

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2200421    |
| Price          | \$659,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 317 Midgrove Link Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5K9              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Separate Entrance, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer                                                                         |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | None                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished, Exterior Entry                                                                                                               |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Rectangular Lot                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 101             |
| Zoning         | R1-L            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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