

# \$674,888 - 317 Midgrove Link Sw, Airdrie

MLS® #A2200421

**\$674,888**

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	\$674,888
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, Separate Entrance, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### 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	43
Zoning	R1-L

### **Listing Details**

Listing Office	Royal LePage METRO
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