

# \$649,900 - 346 Midgrove Link Sw, Airdrie

MLS® #A2201249

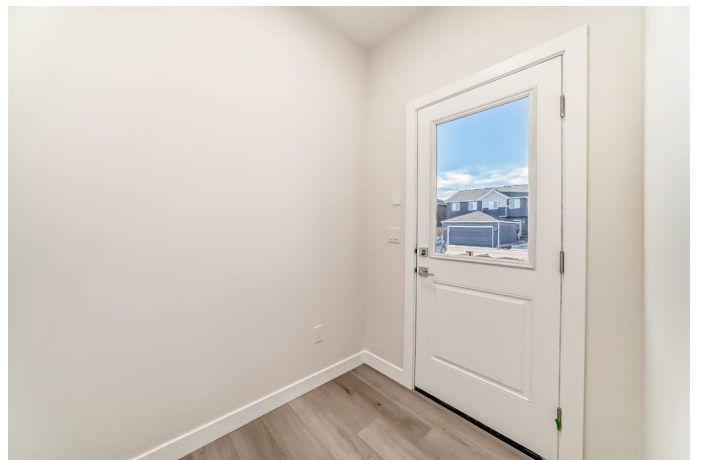
**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,560 sqft  
Residential on 0.08 Acres

Midtown, Airdrie, Alberta

Welcome to your dream home in Midtown ! This unique 2025 construction 5-bedroom, 3.5-bath gem offers the perfect blend of modern elegance and comfort, designed to meet all your family's needs. As you step inside, you'll notice the thoughtful layout, featuring a main floor flex room, ensuring convenience and flexibility for multi-generational living or a home office space. One of the standout features is the private primary suite, offering a luxurious retreat within your own home. The home boasts 9-foot ceilings on both the basement and main floor, amplifying the sense of space and offering a bright and inviting ambience throughout. The side-entrance to the full finished 2 bedrooms basement further enhances the potential for this home. The basement also comes with the 4 pc bath, laundry and its own kitchen. Located in the heart of Airdrie, this stunning home offers the peace and privacy you desire. Being a Never Lived In House, you'll be the first to call this house a home, providing the opportunity to create lasting memories and put your personal touch on every aspect. The property is in close proximity to a school, making it perfect for families with children. Don't miss this incredible opportunity to own a never-lived-in home with unique features and a prime location.

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201249    |
| Price          | \$649,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,560       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 346 Midgrove Link Sw |
| Subdivision | Midtown              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 5K8              |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Range, Refrigerator, Washer, Electric Cooktop                   |
| Heating           | Central  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Playground, Private Yard |
|-------------------|------------------------------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                       |
| Construction    | Mixed                                 |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 6                |
| Zoning         | R1-L             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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