

# \$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 | 45              |
| Zoning         | R1-L            |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.