

17 Midgrove Lane SW
Airdrie, Alberta

MLS # A2216039



\$584,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,678 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, See Remarks		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Luxury Living in Midtown Airdrie | Upgraded 3-Bedroom Duplex with Designer Touches. Welcome to this elegantly upgraded 3-bedroom, 2.5-bathroom duplex located in the prestigious community of Midtown, Airdrie. Every detail of this meticulously crafted home exudes quality and sophistication, offering a refined living experience for the discerning buyer. From the moment you step inside, you're greeted by luxury vinyl plank flooring, soaring ceilings, and an open-concept layout that seamlessly blends style and functionality. The heart of the home is a chef-inspired kitchen featuring full-height cabinetry, quartz countertops, a huge center island, designer lighting, and a premium stainless steel appliance package—perfect for entertaining in style. The spacious living and dining areas are bathed in natural light from oversized windows, with custom window coverings and upgraded finishes throughout. A discreet powder room with upgraded fixtures and a stylish vanity completes the main level. Upstairs, retreat to the spa-like primary suite, where you'll find a walk-in closet and a luxurious ensuite with quartz counters, a glass-enclosed shower, and modern tilework. Two additional bedrooms and a sleek 4-piece bathroom offer plenty of space for guests or a growing family. The upper level also includes a convenient laundry room. Outside, enjoy your fully landscaped yard and sunny patio with composite decking, perfect for relaxing or entertaining. The property also offers a double garage and is located steps from Midtown's beautiful ponds, parks, walking trails, and urban amenities including shopping, dining, and schools. This home is loaded with high-end upgrades and modern design elements—truly a rare find in one of Airdrie's most coveted neighborhoods. Book your private showing today and experience elevated living in Midtown.