



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**51 Midgrove Drive SW**  
**Airdrie, Alberta**

**MLS # A2273422**



**\$925,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,401 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lake, Low Maintenance Landscap		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Tile Counters, Walk-In Closet(s)		

**Inclusions:** New sunroom in the backyard, washer and dryer in basement

Welcome to your dream family home! This exquisite Walkout property, built on a premium Corner Lot in Midtown Airdrie, seamlessly blends modern luxury with practical living. Featuring 6 Bedrooms, 4.5 Bathrooms, and Two master suites, and total over 3300 sqft developed living area, it offers flexible living space perfect for any lifestyle. Each floor comes with 9-foot ceilings, offering a bright and spacious living environment. Step inside to discover a sun-filled open-concept layout with higher ceilings and oversized windows framing serene lake views. The main level offers a welcoming foyer, a spacious living and dining area, and a chef’s kitchen complete with built-in electric cooktop, built-in wall oven and microwave, full-height cabinets that extend to the ceiling, providing plenty of storage space, and a versatile SPICE Kitchen with an additional gas range &mdash;perfect for effortless cooking and gatherings. Upstairs, enjoy four generously sized bedrooms, including Two luxurious master suites. The primary retreat boasts stunning lake views, a walk-in closet, and a spa-like 5-pc ensuite with dual vanities and a freestanding tub. A second master bedroom faces the quiet green space and includes its own walk-in closet and ensuite bathroom. A bright bonus room overlooking the lake and a convenient laundry room complete this level. The fully finished walkout basement is an entertainer’s delight, featuring two additional bedrooms, a full bathroom, a stylish wet bar, and a second massive laundry room with extra storage&mdash;offering excellent potential for guests, teens, or rental income. Outside, the professionally landscaped backyard includes a custom garden, new concrete steps, a widened driveway, and a peaceful sunroom with motorized blinds. Enjoy summer days on your deck overlooking the pond, while kids play in the nearby playground. Recent

upgrades include a new AC system (July 2025), new iron fencing, fresh concrete work, and more. Located moments from green spaces, lake access, and a school bus stop directly across the street, this home combines luxury, location, and lifestyle like no other. Don't miss the chance to make this extraordinary property your own!