

# \$584,900 - 17 Midgrove Lane Sw, Airdrie

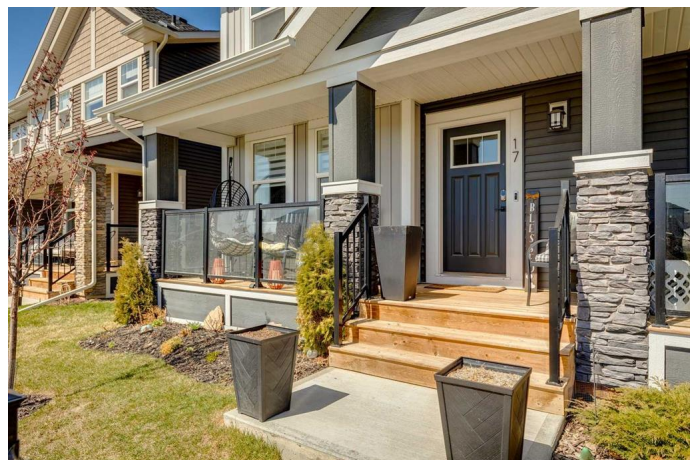
MLS® #A2216039

**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,678 sqft  
Residential on 0.06 Acres

Midtown, Airdrie, Alberta

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, youâ€™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 packageâ€”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.

Built in 2021

**Essential Information**

MLS® #	A2216039
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,678
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	17 Midgrove Lane Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5H2

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Insulated, See Remarks
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	May 1st, 2025
Days on Market	3
Zoning	R2

## Listing Details

Listing Office	Legacy Real Estate Services
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