



THE
A-TEAM

**RE/MAX
FIRST**

965 MIDTOWN Avenue, Airdrie T4B 3C5

MLS®#: **A2126593**

Area: **Midtown**

Listing Date: **04/26/24**

List Price: **\$989,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2020**
Lot Information
Lot Sz Ar: **3,808 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,537**
Low Sqft:
Ttl Sqft: **2,537**

DOM

23
Layout
Beds: **6 (5 1)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction:
Concrete,Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Kitchen Island,No Animal Home,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 15`2" x 14`7" | Spice Kitchen | Main | 5`8" x 8`2" |
| Living Room | Main | 13`9" x 12`10" | Dining Room | Main | 11`2" x 8`9" |
| Bedroom | Main | 9`8" x 9`11" | Den | Main | 13`9" x 13`4" |
| Mud Room | Main | 6`9" x 8`3" | 4pc Bathroom | Main | 5`1" x 8`1" |
| Family Room | Upper | 13`6" x 13`2" | Bedroom - Primary | Upper | 14`0" x 14`0" |
| 5pc Ensuite bath | Upper | 9`8" x 12`3" | Bedroom | Upper | 11`2" x 9`10" |

| | | | | | |
|----------------------|----------|----------------|------------------|----------|---------------|
| Bedroom | Upper | 11`3" x 10`0" | Bedroom | Upper | 11`2" x 9`11" |
| Walk-In Closet | Upper | 4`11" x 12`2" | 4pc Ensuite bath | Upper | 7`11" x 5`1" |
| 4pc Bathroom | Upper | 7`10" x 5`1" | Laundry | Upper | 7`11" x 5`6" |
| Kitchen | Basement | 14`10" x 13`0" | Bedroom | Basement | 13`0" x 11`5" |
| 3pc Bathroom | Basement | 10`4" x 9`7" | Game Room | Basement | 23`7" x 15`8" |
| Furnace/Utility Room | Basement | 10`8" x 9`5" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-U**
Legal Desc: **1810946**

Remarks

Pub Rmks: **Welcome to Luxurious residence backing onto serene green space and ravine, boasting 6 bedrooms, 5 bathrooms, and extensive upgrades. This stunning 2-story home features a spice kitchen and a professionally finished walkout Illegal Basement Suite, complemented by a sprawling 20'x26' concrete patio in the expansive private backyard. The main floor welcomes you with an impressive open-to-above area adorned with a chandelier, encompassing a bedroom, full bath, living/dining areas, a nook with buffet/breakfast/coffee bar, and a family room with a gas fireplace set within a captivating stone feature wall. The well-appointed kitchen showcases upgraded built-in appliances, a massive island, and a convenient spice kitchen with premium amenities. Upstairs, discover 4 bedrooms and 3 baths, including 2 master suites, along with a bonus family room and a laundry area. The Illegal Basement Suite offers another master bedroom with a spacious walk-in closet and a luxurious bathroom, as well as a full kitchen, all flooded with natural light. This exceptional home boasts numerous features such as high ceilings, walk-in closets, a built-in speaker system, upgraded fixtures, laminate flooring, central air conditioning, and security systems. Enjoy the convenience of a double attached garage and proximity to amenities, parks, schools, and commuter routes.**

Inclusions: **NONE**
Property Listed By: **Exa Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











