



THE
A-TEAM

**RE/MAX
FIRST**

1313 MIDTOWN Road, Airdrie T4B 5M9

MLS® #: **A2140897** Area: **Midtown** Listing Date: **06/17/24** List Price: **\$790,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,129**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,582 sqft** Ttl Sqft: **2,129**
 Lot Shape:

DOM

20
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Electric Range,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 12`8"	Spice Kitchen	Main	8`9" x 6`1"
Living Room	Main	11`0" x 16`0"	Breakfast Nook	Main	11`11" x 9`0"
Bedroom	Main	9`10" x 9`2"	3pc Bathroom	Main	
Bedroom - Primary	Upper	12`10" x 16`2"	5pc Ensuite bath	Upper	
Bedroom	Upper	13`4" x 11`7"	Bedroom	Upper	10`7" x 11`2"

Bonus Room
4pc Bathroom

Upper
Upper

10`0" x 11`10"

Laundry

Upper

8`2" x 5`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2310954

Zoning:

R-1N

Remarks

Pub Rmks:

Midtown - 1313 Midtown Road SW: Under Construction Opportunity. This 2 storey Solara model built by Shane Homes backs onto a green space and features 2,129 sqft, 4 bedrooms, 3 full bathrooms, and an attached double garage. The open main floor features 9' ceilings throughout, a spacious kitchen with a central island providing seating for 3, stainless steel appliances and a spice kitchen; a breakfast nook with access to the west-facing backyard and deck; a living room with an electric fireplace and floating wood hearth; a main floor bedroom which can be used as an office; 3 pc full bathroom with shower. The upper level which features a spacious primary bedroom with a walk-in closet, 5 pc ensuite with dual sinks, soaker tub, separate shower and toilet with door; 2 additional good-sized bedrooms both with walk-in closets; a central bonus room, a 4 pc main bathroom, and a separate laundry room with additional shelves for linen storage. The lower level basement remains unspoiled but does come upgraded with 9' basement foundation and bathroom rough-in. This home is located in Midtown of Airdrie, west backyard backing onto a green space with future play area, and steps away from the pond and pedestrian bridge, promenade with shops, and nearby schools. Airdrie is less than 20 minutes to the Calgary airport, less than 10 minutes to the QE II, and 15 minutes to north Calgary.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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