



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**829 MIDTOWN Drive, Airdrie T4B 5N1**

MLS®#: **A2153251**      Area: **Midtown**      Listing Date: **07/27/24**      List Price: **\$850,000**  
 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: **2,600**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,929 sqft**      Ttl Sqft: **2,600**  
 Lot Shape:

DOM

**53**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Garage Control(s), Gas Stove, Range Hood, Refrigerator**  
 Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows**

Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|-----------------------|-------------------------|--------------|-----------------------|
| <b>4pc Bathroom</b>      | <b>Main</b>  |                       | <b>Bedroom</b>          | <b>Main</b>  | <b>9`9" x 12`1"</b>   |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`0" x 14`11"</b> | <b>5pc Ensuite bath</b> | <b>Upper</b> |                       |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`8" x 14`8"</b>  | <b>4pc Ensuite bath</b> | <b>Upper</b> |                       |
| <b>Bedroom</b>           | <b>Upper</b> | <b>11`6" x 11`2"</b>  | <b>Bedroom</b>          | <b>Upper</b> | <b>11`6" x 10`11"</b> |
| <b>4pc Bathroom</b>      | <b>Upper</b> |                       |                         |              |                       |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310954**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**\*\*WATCH VIDEO\*\* Welcome to this brand new 2600 sq ft home on a traditional/conventional lot. It offers 5 bedrooms, 4 full baths, two sitting areas, two master bedrooms, a spice kitchen, a separate entrance to the basement, double front attached garage, and much more! This spacious residence boasts several desirable features, making it an ideal choice for discerning buyers. Here's what you can expect: 1. Layout and Bedrooms: Five bedrooms, including two master suites; Four full bathrooms; Two sitting areas for relaxation and entertainment. 2. Main Level Highlights: Grand 9-foot ceilings throughout; Beautiful Luxury Vinyl Plank flooring; An executive kitchen with: Large island, Quartz countertops, Two-tone cabinets, Built-in oven and electric cooktop, Stainless steel appliances, & a Convenient spice kitchen with a gas stove; Spacious living room featuring a gas fireplace; Ample dining room with tasteful lighting, leading to a deck; Main floor bedroom and full bathroom. 3. Upstairs Amenities: Iron spindle railings guide you to the upper level; A central bonus room with a tray ceiling and LED potlights; The main master bedroom: Tray ceiling design, Generous size, Walk-in closet with built-in organizers, & Luxurious 5-piece ensuite bath with a jetted tub; A second master bedroom with a walk-in closet and full ensuite bath; Two additional well-proportioned bedrooms; Convenient upper floor laundry; All bathrooms feature elegant quartz countertops. 4. Unfinished Basement: A canvas for your creative ideas; Separate exterior side entrance; Rough-in for a future bathroom. 5. Location: Situated in Midtown of Airdrie; Steps away from a pond, pedestrian bridge, and nearby shops; Airdrie is conveniently located: Less than 20 minutes from Calgary airport; Less than 10 minutes from the QE II highway; Approximately 15 minutes from north Calgary. This home offers a harmonious blend of comfort, functionality, and modern design. Don't miss the opportunity to make it yours!**

Inclusions:  
Property Listed By:

**None**  
**Royal LePage METRO**

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