



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**713 MIDTOWN Drive, Airdrie T4B 4K5**

MLS® #: **A2156740**

Area: **Midtown**

Listing Date: **08/13/24**

List Price: **\$727,000**

Status: **Active**

County: **Airdrie**

Change: **-\$13k, 08-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,582 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,224**  
Low Sqft:  
Ttl Sqft: **2,224**

DOM

**162**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Interior Lot,Landscaped,Level,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 15`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>15`7" x 11`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`0" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`3"</b>
<b>Den</b>	<b>Main</b>	<b>8`0" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**1810946**

Remarks

Pub Rmks:

**\*\*\*NEW PRICE REDUCTION\*\*\* Discover amazing value and the perfect blend of luxury and convenience in the sought-after community of Midtown. This exquisite home offers a blend of elegance and modern functionality, with LVP flooring throughout the main floor and soaring 9-foot ceilings, creating a spacious and inviting atmosphere. The main floor includes a den/tech area adjacent to the front entry, a 2-piece powder room and a convenient mudroom between the kitchen and garage. For the culinary enthusiast, the kitchen includes a large island, stainless steel appliances, built-in oven and microwave, electric cooktop, and extensive counter space with floor to ceiling pantry storage. Quartz countertops and undermount sinks in both the kitchen and bathrooms, with soft-closing drawers add a touch of refinement. Enjoy the cozy ambiance of a gas fireplace with a floating wood mantle in the family room. The upper level offers a thoughtful design with three generously sized bedrooms, and a 4-piece bathroom for shared use. The primary bedroom is a true retreat, featuring a spacious 5-piece ensuite for your relaxation and privacy. A central bonus room provides the perfect sitting area, ideal for a family lounge, a kids' play area, or a peaceful reading nook. This versatile space enhances the home's layout, providing a cozy spot for everyone to gather. There is also a laundry room conveniently located on the upper floor. Step outside onto the deck and enjoy the sunny southern exposure and privacy of a fully landscaped and fenced backyard. With an oversized garage (21'x24'), you will have ample space for vehicles and storage. Discover a world of possibilities with this spacious unfinished basement, offering a blank canvas ready for your personal touch. With clear 9-foot ceilings and a completely open layout free from posts or obstructions, this space allows for maximum design flexibility. Unlock the potential of this versatile area and transform it into the basement of your dreams. Situated in a prime location, this home provides easy access to a variety of amenities, multiple schools, regional pathway system, green spaces, and the downtown core making it an ideal choice for a family friendly residence. Do not miss the opportunity to make this exceptional property your own!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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

















