

**272 MIDYARD Lane, Airdrie T4B 4E1**

MLS®#: **A2160985** Area: **Midtown** Listing Date: **08/30/24** List Price: **\$599,999**  
 Status: **Active** County: **Airdrie** Change: **-\$10k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **3,553 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,554**  
 Low Sqft:  
 Ttl Sqft: **1,554**

DOM

**19**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Irregular Lot,Landscaped,Level**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **See Remarks**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 12`5"	Dining Room	Main	11`7" x 9`9"
Kitchen	Main	13`4" x 12`5"	Pantry	Main	4`9" x 3`0"
2pc Bathroom	Main	5`4" x 4`8"	Entrance	Main	9`2" x 5`1"
Entrance	Main	7`10" x 6`5"	Bedroom - Primary	Second	13`0" x 12`5"
3pc Ensuite bath	Second	9`1" x 6`0"	Bedroom	Second	10`4" x 9`3"
Bedroom	Second	12`4" x 9`2"	4pc Bathroom	Second	9`0" x 4`10"
Laundry	Second	5`2" x 4`5"			

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**DC-43**

**1610456**

Remarks

Pub Rmks: **WELCOME HOME to LAKE FRONT LUXURY living in Midtown! This ORIGINAL owner, 2 storey end unit townhome with the largest lot on the street features a DOUBLE detached garage, an additional 4 parking spaces, 2 of which are tandem allowing for plenty of space to park a large RV, NO CONDO FEES, a VIEW THAT YOU WILL NEVER TIRE OF is sure to impress. The main level offers 9 foot ceilings, upgraded laminate flooring, a spacious living room and dining area and beautifully upgraded kitchen with a pantry, and a large island, quartz counter tops, and stainless steel appliances. The 2 piece bath completes this floor. Upstairs you are greeted with 3 bedrooms and 2 full baths. The large master suite includes a walk in closet, ensuite bath and a private balcony overlooking Midtown Lake and the promenade. A ABSOLUTELY PERFECT spot to enjoy your morning coffee while you watch the sunrise over the lake. Upstairs laundry completes this level. The basement includes a roughed in bathroom and awaits your future designs. The rear yard with a large ground level patio, and a raised deck is low maintenance landscaped. The front yard has no street or vehicle access which provides a perfect quiet urban oasis allowing you to enjoy the green space and lake just steps from your front door. Situated just a 2 minute walk from shopping, dining, doctors and dentist and a 2 minute drive to numerous schools. This home is ideal for families and SNOW BIRDS alike, COME HAVE A LOOK....and FALL IN LOVE !**

Inclusions: **fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, Hunter Douglas blinds, garage door opener with 1 remote**

Property Listed By: **RE/MAX Rocky View Real Estate**

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









