



THE
A-TEAM

**RE/MAX
FIRST**

105 MIDTOWN Close, Airdrie T4B5G9

MLS®#: **A2164582** Area: **Midtown** Listing Date: **09/10/24** List Price: **\$669,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,954 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,831**
 Low Sqft:
 Ttl Sqft: **1,831**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	15`3" x 8`8"
Foyer	Main	9`4" x 9`8"	Kitchen	Main	15`3" x 8`11"
Living Room	Main	16`6" x 10`2"	Office	Main	11`9" x 8`5"
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
Bedroom	Upper	10`3" x 10`11"	Bedroom	Upper	10`6" x 114`5"
Laundry	Upper		Bedroom - Primary	Upper	14`0" x 14`7"
Walk-In Closet	Upper		4pc Bathroom	Basement	

Bedroom
Game Room

Basement
Basement

10`4" x 9`11"
19`8" x 12`5"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

12`7" x 10`2"

Title:
Fee Simple
Legal Desc:

2110111

Zoning:
R1-L

Remarks

Pub Rmks:

5 BEDROOMS | 4 BATHROOMS | FINISHED BASEMENT | 2022 BUILT | HIGH-END FINISHES | DOUBLE GARAGE | SEPARATE ENTRY TO THE BASEMENT | Discover your perfect home in the serene Midtown community of Airdrie! This exquisite North-facing 5-bedroom detached house, built in 2022, offers modern amenities and comfort, combining style and practicality in every corner. Step into a welcoming foyer that immediately sets a warm and inviting tone for the home. The main floor features a separate front office which can easily be converted into a bedroom, ideal for unwinding or hosting guests. With 9-foot knockdown ceilings, stylish pot lights, and a convenient half bathroom, every aspect of this space enhances your living experience. The open-concept dining and corner kitchen area is perfect for family gatherings. The kitchen, designed for culinary enthusiasts, boasts stainless steel appliances, quartz countertops and an island for easy meal prep and casual dining. A spacious pantry provides ample storage, and the luxury vinyl plank flooring throughout ensures durability and low maintenance. Ascending the wide, elegant staircase, you'll find three spacious bedrooms, each with generous closet space and large windows that fill the rooms with natural light. The master suite offers a peaceful retreat with a luxurious ensuite 4-piece bathroom featuring a standing shower and double sinks. A second full 3-piece bathroom serves the other bedrooms, making it ideal for families or guests. The upper-level laundry room adds convenience to your daily routine. Quartz countertops and under-mount sinks throughout add a touch of sophistication. The fully finished basement provides two additional bedrooms and a full bathroom, making it a versatile space for guests, a home office, or a recreation area with a wet bar and Separate Entrance. Outside, you'll find an oversize Garage for two cars. The laned design ensures easy access to the backyard, offering a safe and private space for outdoor activities and relaxation. Situated in the sought-after Midtown community, this home is close to Park, playgrounds, shopping, and other amenities. With easy access to major highways, you're just a 15-minute drive from CrossIron Mills Mall and 25 minutes from Calgary International Airport. This vacant home is ready for immediate possession, providing a fantastic opportunity to make it your own. Schedule a viewing today and imagine the possibilities in this stunning and well-designed 5-bedroom home!

Inclusions:
Property Listed By:

None
Real Broker

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











105 Midtown Ct SW, Airdrie, AB

Main Building: Total Exterior Area Above Grade: 1631.90 sq ft



0 4 8

Main Floor
Exterior Area 628.00 sq ft

1st Floor
Exterior Area 613.90 sq ft

PREPARED: 2024/07/20

BIGUIDE

Views require are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

105 Midtown CI SW, Airdrie, AB

Main Building, Total Exterior Area Above Grade 1631.90 sq ft



Basement (Below Grade)
Exterior Area 640.20 sq ft

Garage
Exterior Area

PREPARED: 2024/07/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



105 Midtown CI SW, Airdrie, AB

Main Floor, Exterior Area 928.00 sq ft
Interior Area 955.03 sq ft



0 4 8 ft

PREPARED: 2024/07/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



105 Midtown CI SW, Airdrie, AB

1st Floor, Exterior Area 903.90 sq ft
Interior Area 923.79 sq ft
Enclosed Area 28.21 sq ft



0 4 8 ft

PREPARED: 2024/07/20

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105 Midtown CI SW, Airdrie, AB

Basement (Below Grade), Exterior Area 840.33 sq ft
Interior Area 773.32 sq ft



0 4 8 ft

PREPARED: 2024/07/20

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