



THE
A-TEAM

**RE/MAX
FIRST**

628 MIDTOWN Place, Airdrie T4B 4E3

MLS®#: **A2172048**

Area: **Midtown**

Listing Date: **10/15/24**

List Price: **\$775,000**

Status: **Active**

County: **Airdrie**

Change: **-\$25k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **1,941**

Low Sqft:

Ttl Sqft: **1,941**

Lot Information

Lot Sz Ar: **3,806 sqft**

Lot Shape:

DOM

36

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding, Wood Siding

Flooring:

Carpet, Tile, Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 14`10"
Kitchen	Main	10`9" x 15`7"
Bonus Room	Second	10`4" x 11`10"
Walk-In Closet	Second	10`6" x 4`7"
Bedroom	Second	13`0" x 11`4"
4pc Bathroom	Second	

Room	Level	Dimensions
Dining Room	Main	10`11" x 10`4"
2pc Bathroom	Main	
Bedroom - Primary	Second	12`0" x 15`0"
Bedroom	Second	12`2" x 10`5"
Laundry	Second	9`0" x 6`6"
5pc Ensuite bath	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610456

Zoning:
R1-U

Remarks

Pub Rmks: **Welcome to your dream home! This beautifully designed 1941 sqft detached home offers 3 spacious bedrooms, 2.5 bathrooms, and a layout that perfectly blends style and functionality. The open-concept main floor is an entertainer's delight, featuring a bright kitchen with modern white cabinetry, gleaming white quartz countertops, built-in microwave and oven, a gas stovetop, and space for a wine or beverage fridge of your choice. You'll love the ample storage, including a walk-through pantry and custom wine storage shelves. The cozy living room, with its gas fireplace framed by stone decor and a charming mantle, invites you to relax after a long day. Vinyl flooring throughout the main level offers durability and easy maintenance. A convenient 2-piece bathroom, mudroom, large foyer, and attached double garage complete this level. Step outside into your spacious, fully fenced north-facing backyard—perfect for family fun or outdoor entertaining. Upstairs, the well-designed layout continues. The primary bedroom is a true retreat, boasting a 5pc ensuite with a deep soaker tub, separate shower with a Kohler speaker showerhead, double vanity with quartz countertops, and a private water closet. All three bedrooms feature walk-in closets, providing plenty of storage space. The large bonus room creates a great separation between the primary and secondary bedrooms. An upstairs laundry room and a full bathroom with tile to the ceiling and quartz countertops complete this level. The unfinished basement is a blank canvas, with 9 ft ceilings and a bathroom rough-in, ready for your personal touch. Don't miss the opportunity to call this beautiful property home—schedule your viewing today**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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













628 Midtown Pl SW, Airdrie, AB

Main Floor: 6200 sq ft
Excluded Area: 622 sq ft
Excluded Area: 625 sq ft



0 5 10 ft

PREPARED: 2024/10/22

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



628 Midtown Pl SW, Airdrie, AB

2nd Floor Exterior Area 1135.69 sq ft



PREPARED: 2024/10/12



While regions are excluded from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.