

1094 MIDTOWN Avenue, Airdrie T4B 0B5

MLS®#: A2172102 Midtown Listing 10/15/24 List Price: **\$875,000** Area:

Status: Active County: **Airdrie** Change: -\$25k, 09-Dec Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Airdrie

Abv Saft: Low Sqft:

Ttl Sqft: 3,961 sqft

2,690

Finished Floor Area

2,690

<u>Parking</u>

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

67

Ttl Park: 4 Garage Sz: 2

5 (5)

4.0 (4 0)

2 Storey

Access:

Lot Feat: Street Lighting

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Forced Air Heating:

Sewer: Ext Feat:

Private Yard

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood, Vinyl

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer

Upper

Int Feat: Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Utilities:

5pc Ensuite bath

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	13`0" x 17`8"	Kitchen	Main	12`0" x 12`0"
Spice Kitchen	Main	6`4" x 10`0"	Nook	Main	12`0" x 9`8"
Bedroom	Main	11`0" x 9`6"	Mud Room	Main	7`8" x 5`10"
Bedroom - Primary	Upper	12`6" x 15`0"	Walk-In Closet	Upper	10`4" x 6`0"
Bedroom	Upper	10`4" x 11`0"	Bedroom	Upper	13`0" x 13`0"
Bedroom	Upper	10`11" x 10`4"	Loft	Upper	14`8" x 11`8"
Laundry	Upper	10`0" x 5`0"	4pc Bathroom	Main	
4pc Bathroom	Upper		3pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1-U Legal Desc: 2310954 Remarks Pub Rmks: Discover your dream home in the heart of Midtown, Airdrie! This impressive 5-bedroom, 4-bathroom residence offers over 2,600 sqft of thoughtfully designed living space. The main floor boasts a convenient spice kitchen with a prep sink, large pantry, quartz countertops, and stainless steel appliances, perfect for culinary enthusiasts. A versatile 5th bedroom on the main floor is complemented by a full bath providing flexibility for multi-use needs. Upstairs, the luxurious master suite features a walk-in closet and a 5-piece ensuite, complemented by a spacious loft for relaxation or entertainment. An additional bedroom includes a walk-in closet and private 3-piece ensuite, while a third bedroom has direct access to the shared bath. A fourth bedroom completes the upper floor, all bedrooms are equipped with custom built-in closets for added convenience. With high-end finishes, large south-facing windows for abundant natural light, and opportunities for upgrades, this pre-construction home also includes a finished deck and an unfinished basement with rough-ins for future customization. Located near Midtown Plaza for easy shopping and dining, and just minutes from Queen Elizabeth II Highway for convenient commuting, this home provides access to Midtown's central pond, green spaces, and walking paths. Don't miss out on this rare opportunity to own a stunning, versatile home in a prime Airdrie community! Inclusions: **Appliances**

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

Property Listed By:

RE/MAX House of Real Estate



