



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**853 MIDTOWN Drive, Airdrie T4B 0B5**

MLS®#: **A2174193**      Area: **Midtown**      Listing Date: **10/21/24**      List Price: **\$849,999**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,463**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,929 sqft**      Ttl Sqft: **2,463**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,See Remarks**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Other,Refrigerator**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`7"	Bedroom	Main	10`7" x 9`5"
Dining Room	Main	11`11" x 9`5"	Foyer	Main	8`0" x 12`3"
Kitchen	Main	11`10" x 14`8"	Living Room	Main	13`2" x 19`7"
Mud Room	Main	8`1" x 5`8"	Spice Kitchen	Main	6`3" x 10`1"
4pc Bathroom	Second	10`5" x 4`11"	4pc Ensuite bath	Second	5`6" x 8`8"
5pc Ensuite bath	Second	10`6" x 12`4"	Bedroom	Second	12`2" x 9`11"
Bedroom	Second	10`5" x 11`0"	Bedroom	Second	13`1" x 15`8"

Family Room  
Bedroom - Primary  
Walk-In Closet

Second  
Second  
Second

14`1" x 11`9"  
12`5" x 14`11"  
9`10" x 5`3"

Laundry  
Walk-In Closet

Second  
Second

9`10" x 4`11"  
10`7" x 5`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2310954

Zoning:  
R1-U

Remarks

Pub Rmks:

Welcome to this **\*\*\*BRAND NEW\*\*\*** stunning 5-bedroom, 4-bathroom masterpiece offering over 2400+ square feet of meticulously designed living space, located in one of Airdrie's most desirable neighbourhoods. This home beautifully balances modern luxury with practical functionality, making it an ideal choice for families or those seeking a blend of style and convenience. As you enter, you're greeted by an impressive foyer featuring soaring high ceilings and a gorgeous open-to-below layout. This architectural design floods the home with natural light, creating an open, airy feel throughout the living areas. The main kitchen is a true chef's delight, with premium finishes, ample counter space, and modern appliances that make both everyday meals and entertaining effortless. Adding to this home's uniqueness is the spice kitchen, which is perfect for preparing aromatic meals while keeping the main kitchen pristine and ready for guests. The spacious living room, complete with a cozy fireplace, serves as the heart of the home, offering a warm and inviting setting for relaxation and family gatherings. 5 generously sized bedrooms, each offering comfort and privacy. The primary bedroom boasts a luxurious five-piece ensuite and a large walk-in closet, while the remaining bedrooms are thoughtfully designed with large windows and ample closet space to meet all your storage needs. With three additional four-piece bathrooms, this home ensures convenience and luxury for the entire family. There's even more potential with the unfinished basement, which features a separate side entrance. Whether you want to transform this space into a home gym, media room or storage. For added convenience, the mudroom provides easy access from the double car garage and helps keep your living areas organized, while a dedicated laundry room ensures your daily routines remain hassle-free. One of the standout features of this home is its premium location. You'll enjoy being just a short walk from the lake, offering a peaceful escape right in your neighborhood. In addition, all essential amenities like shopping centers, restaurants, parks are within walking distance, providing the ultimate convenience for your day-to-day living. Don't miss your chance to make this incredible home yours. Contact us today to schedule a viewing and take the first step toward your future in Airdrie.

Inclusions:  
Property Listed By:

N/A  
eXp Realty

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



















