



THE A-TEAM

RE/MAX FIRST

260 MIDYARD Lane, Airdrie T4B 4E1

MLS®#: A2174663

Area: Midtown

Listing Date: 10/23/24

List Price: \$564,900

Status: Active

County: Airdrie

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Airdrie
Year Built: 2017
Lot Information
Lot Sz Ar: 2,688 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,442
Low Sqft:
Ttl Sqft: 1,442

DOM
6
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Low Maintenance Landscape, Landscaped, See Remarks, Waterfront
Park Feat: 220 Volt Wiring, Double Garage Detached, Insulated

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Other

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

Kitchen Appl: Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Bathroom Rough-in, Granite Counters, High Ceilings, See Remarks, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, 2pc Bathroom, Nook, Bedroom - Primary, 3pc Ensuite bath, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Pantry, Dining Room, Foyer, Mud Room, Walk-In Closet, Bedroom, and 4pc Bathroom.

<b>Laundry</b>	<b>Second</b>	<b>3`11" x 3`6"</b>	<b>Balcony</b> Legal/Tax/Financial	<b>Second</b>	<b>5`0" x 4`0"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>DC-43</b>
Legal Desc: <b>1610456</b>	Remarks

Pub Rmks: **Welcome to the stunning Ashbury, crafted by Shane Homes. This exceptional property features 3 bedrooms, 2.5 bathrooms, an open-concept design, and soaring 9-foot ceilings on the main floor. Situated directly in front of Midtown Lake, the home offers privacy on both sides. As you step inside, you'll be welcomed by a spacious foyer and the airy open-concept layout. The kitchen is equipped with granite countertops, stainless steel appliances, and a large pantry, providing ample counter space and cabinetry. The dining area accommodates a large table, making it ideal for gatherings and entertaining. The living room offers plenty of space, and is bathed in natural light from the expansive west-facing window. The main floor also includes a mudroom and a conveniently located half bath. Upstairs, you'll find three generously sized bedrooms, Washer/Dryer and a 4 piece bathroom. The must-see master suite with a balcony that overlooks Midtown Lake—perfect for enjoying a morning coffee in the summer, or anytime you feel is suitable. The unfinished lower level offers ample space and endless potential for customization to suit your needs. Outside, enjoy relaxing on the front patio or rear deck, both ideal for outdoor retreats. The home is complete with a double detached garage offering 220V, insulated and drywalled, with a back lane for added privacy and additional parking. If you're in the market for a 3-bedroom, 2.5-bathroom home with an open-concept layout, lakefront views, and easy access to shopping, transit, walking paths, schools, and recreational activities, schedule your private viewing today before it's gone!**

Inclusions: **Refrigerator, Electric Range, Microwave Hood Fan, Built-In Dishwasher, Garage Opener, Garage Control, Washer, Dryer, All Window Coverings.**  
 Property Listed By: **RE/MAX Realty Professionals**

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













