



THE
A-TEAM

**RE/MAX
FIRST**

1418 MIDTOWN Link, Airdrie T4B 5K9

MLS®#: **A2179178**

Area: **Midtown**

Listing Date: **11/14/24**

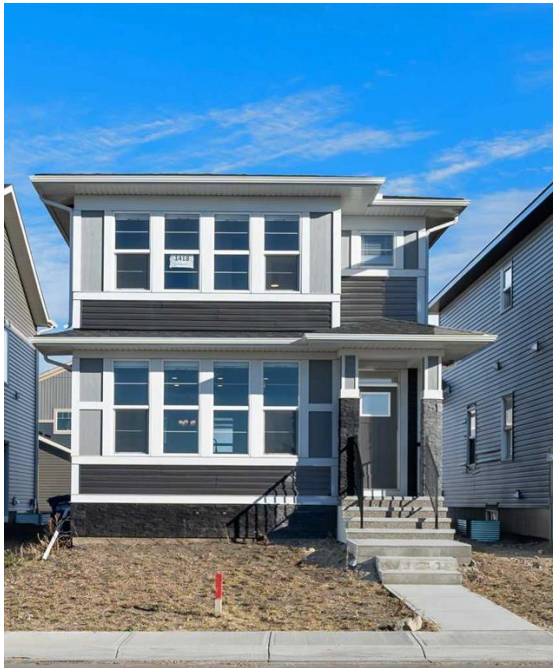
List Price: **\$625,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,698**

Low Sqft:

Ttl Sqft: **1,698**

Lot Information

Lot Sz Ar: **3,724 sqft**

Lot Shape:

DOM

6

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Creek/River/Stream/Pond**

Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	14`10" x 12`9"
Bedroom	Upper	9`10" x 9`11"	Bedroom	Upper	11`1" x 10`6"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Kitchen	Main	16`4" x 15`1"	Dining Room	Main	14`8" x 8`0"
Mud Room	Main	7`6" x 6`9"	Living Room	Main	14`11" x 12`10"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2211026**

Zoning: **R1-L**

Remarks

Pub Rmks: ****Stunning Detached Home with Pond Views right from your front door in Airdrie - Your Dream Home Awaits!** Welcome to this bright and beautifully designed detached home, ideally situated in a serene location with breathtaking pond views. This home boasts an open-concept layout, bathed in natural sunlight, creating an inviting and airy atmosphere throughout. ****Main Floor:**** As you enter, you'll immediately appreciate the spacious living room, where large windows offer tranquil views of the well-maintained pond, making it the perfect spot to unwind. The modern kitchen is a chef's delight, featuring sleek appliances, ample counter space, and a *spacious pantry* for all your storage needs. Adjacent to the kitchen is a bright dining area, perfect for family meals or entertaining guests. The main floor also includes a convenient *half bath* and two *coat closets*, ensuring the home is both functional and stylish. ****Upper Floor:**** Upstairs, the luxurious *primary bedroom* offers the perfect retreat with stunning pond views right outside your window. The *5-piece ensuite* is an oasis, complete with dual sinks, a deep soaker tub, and a separate shower. Two additional *generously sized bedrooms* provide ample space for family or guests, while a modern *3-piece bathroom* serves the upper floor. The *spacious laundry room* is also conveniently located on this level, making laundry days a breeze. This home offers the perfect balance of *aesthetic appeal, convenience*, and *prime location*. Whether you're enjoying a quiet moment by the pond or hosting friends and family in your beautifully designed living space, this home is sure to impress. Don't miss the opportunity to make this *one-of-a-kind* home yours! Come and see for yourself—this could very well be the perfect place to call home. ****Book your private showing today!******

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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

