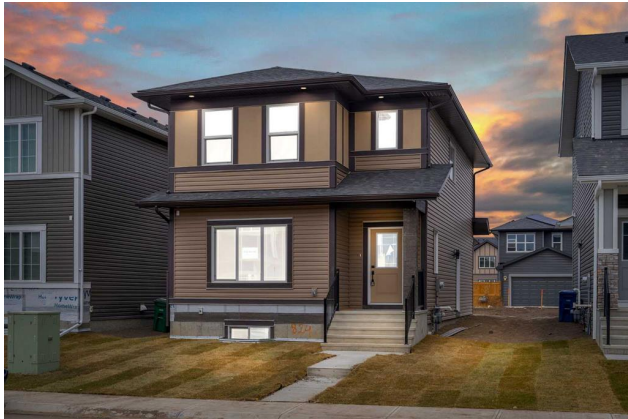


824 MIDTOWN Drive, Airdrie T4B 3L2

MLS®#: **A2180877** Area: **Midtown** Listing **11/25/24** List Price: **\$689,999**
 Status: **Active** County: **Airdrie** Change: **+\$90k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,595 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,828**
 Low Sqft:
 Ttl Sqft: **1,828**

DOM

26
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	10`4" x 5`6"	Dining Room	Main	15`1" x 8`0"
Family Room	Main	16`4" x 9`6"	Kitchen	Main	10`2" x 10`3"
Kitchen	Main	15`1" x 9`7"	Living Room	Main	14`0" x 8`8"
4pc Bathroom	Upper	9`6" x 4`11"	4pc Ensuite bath	Upper	6`7" x 9`11"
Bedroom	Upper	10`6" x 14`4"	Bedroom	Upper	10`1" x 10`9"
Laundry	Upper	9`7" x 5`3"	Bedroom - Primary	Upper	13`11" x 11`9"
Walk-In Closet	Upper	9`7" x 4`6"	4pc Bathroom	Basement	8`6" x 4`11"

**Bedroom
Game Room**

**Basement
Basement**

**12`7" x 10`1"
19`7" x 12`6"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**10`6" x 10`1"
6`8" x 8`10"**

Title:
Fee Simple
Legal Desc:

2310954

Zoning:
R1-L

Remarks

Pub Rmks: **Welcome to this stunning property in the heart of Midtown, Airdrie, designed for modern living and stylish comfort. From the moment you step inside, you'll appreciate the thoughtful layout and elegant finishes throughout. The main floor features an inviting open floor plan, perfect for both entertaining and everyday life. The beautiful white kitchen is a standout with its quartz countertops, undermounted sink, sleek black finishes, and a spacious walk-in pantry. A functional mudroom and a convenient 2-piece bathroom complete this level. Upstairs, you'll find a well-appointed bedroom, a 4-piece bathroom with an oversized counter and a tub/shower combo, and a large laundry room with ample shelving for all your storage needs. The luxurious master suite is a retreat of its own, offering a walk-in closet and an ensuite with double sinks and a walk-in shower. The fully developed basement is ideal for family or guests, boasting two additional bedrooms, a 4-piece bathroom, a small kitchenette area, and a spacious recreation room. Outside, the backyard offers a blank canvas for your landscaping ideas and includes a parking pad for added convenience. This property combines style, practicality, and an excellent location in Midtown, Airdrie - close to amenities and ready for you to call it home. Don't miss out on this incredible opportunity!**

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

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



