

**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

**68**  
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 be captivated by the thoughtful layout and elegant finishes. The main floor features an inviting open-concept design with a versatile office or additional living space near the foyer, a spacious family room, and a striking white kitchen with quartz countertops, an undermounted sink, sleek black finishes, and a walk-in pantry. A practical mudroom and a convenient 2-piece bathroom complete the level. Upstairs, you'll find two well-appointed bedrooms, a 4-piece bathroom with an oversized vanity and tub/shower combo, and a large laundry room with ample shelving, while the luxurious master suite offers 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, featuring two additional bedrooms, a 4-piece bathroom, a kitchenette, and a spacious recreation room. Outside, the backyard provides a blank canvas for your landscaping ideas and includes a parking pad for added convenience. Combining style, practicality, and an excellent location close to amenities, this Midtown property is ready for you to call it home—don't miss 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**















