



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**937 MIDTOWN Avenue, Airdrie T4B 4V8**

MLS®#: **A2183326**      Area: **Midtown**      Listing **12/12/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Airdrie**      Date:      Change: **-\$50k, 13-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2019**      Abv Sqft: **2,192**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,808 sqft**      Ttl Sqft: **2,192**  
 Lot Shape:

DOM

**41**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Private**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas,Zoned**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| Room              | Level  | Dimensions     | Room             | Level  | Dimensions   |
|-------------------|--------|----------------|------------------|--------|--------------|
| Living Room       | Main   | 11`7" x 16`2"  | Dining Room      | Main   | 13`0" x 8`9" |
| Kitchen           | Main   | 11`5" x 12`10" | Spice Kitchen    | Main   | 5`2" x 9`6"  |
| Office            | Main   | 7`5" x 9`7"    | 2pc Bathroom     | Main   | 5`4" x 6`9"  |
| Mud Room          | Main   | 8`8" x 7`5"    | Foyer            | Main   | 5`10" x 7`6" |
| Bedroom - Primary | Second | 12`1" x 15`8"  | 4pc Ensuite bath | Second | 10`8" x 9`3" |
| Walk-In Closet    | Second | 10`8" x 6`0"   | Laundry          | Second | 9`11" x 5`2" |

|                             |                 |                      |                  |                 |                      |
|-----------------------------|-----------------|----------------------|------------------|-----------------|----------------------|
| <b>Bonus Room</b>           | <b>Second</b>   | <b>12`9" x 18`1"</b> | <b>Bedroom</b>   | <b>Second</b>   | <b>9`11" x 10`7"</b> |
| <b>4pc Bathroom</b>         | <b>Second</b>   | <b>7`0" x 9`3"</b>   | <b>Bedroom</b>   | <b>Second</b>   | <b>13`0" x 12`8"</b> |
| <b>Walk-In Closet</b>       | <b>Second</b>   | <b>5`8" x 6`1"</b>   | <b>Game Room</b> | <b>Basement</b> | <b>21`4" x 10`2"</b> |
| <b>Kitchen</b>              | <b>Basement</b> | <b>12`1" x 10`4"</b> | <b>Bedroom</b>   | <b>Basement</b> | <b>9`7" x 11`2"</b>  |
| <b>4pc Bathroom</b>         | <b>Basement</b> | <b>7`10" x 4`11"</b> | <b>Office</b>    | <b>Basement</b> | <b>12`7" x 12`5"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>8`6" x 9`1"</b>   |                  |                 |                      |

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R1-U**  
 Legal Desc: **1810946**

Remarks

Pub Rmks: **WELCOME to this fantastic custom-built Shane Home located in the beautiful community of Midtown! Loaded with all the upgrades you could ever ask for, including designer details such as wide plank luxury laminate flooring throughout the main level, soothing pale grey walls, crisp white doors, trim and cabinetry, impressive lighting selections, knockdown ceiling treatment throughout, 9-foot ceilings on the main and basement levels. Thoughtfully designed to allow flexibility as your family's needs change, there is a flex room with glass pocket doors that makes the perfect home office with privacy for Zoom calls or could be furnished as a playroom while the children are little. The open concept living space along the back of the house is bright and airy and overlooks the backyard. Enjoy family time in the spacious family room that features a gorgeous focal point - the modern gas fireplace with a wall-mounted TV above. The gourmet kitchen offers fantastic upgrades such as a built-in wall oven with a built-in microwave stacked above, a contemporary stainless steel hood, a streamlined ceramic cooktop, classic white quartz countertops, timeless white cabinetry, an upgraded black sink, coordinating black sink faucets, and an extended center island with seating. PLUS, tucked around the corner in the large pantry in a SPICE KITCHEN with a natural gas cooktop. Wow! The chef in the family will be thrilled to prepare delicious meals in this incredible kitchen! You can step outside onto the upgraded oversized deck with a glass railing from the dining nook - perfect for enjoying an unobstructed view with protection from any wind. Bring your gas BBQ - there is a natural gas line hook-up on the deck. Upstairs, there is a spacious bonus room, 3 bedrooms, a laundry room, cheerful family bathroom and an ensuite. The bonus room features a wall-mounted TV, space for a large sectional with a soaring vaulted ceiling - what a great spot to enjoy movie night as a family! You will love the large primary bedroom, the amazing spa-like five-piece ensuite bathroom, and the huge walk-in closet. One of the secondary bedrooms is also spacious and has a large walk-in closet. Fully finished walkup to basement has a basement illegal suite to act as a mortgage helper. The basement is roughed for a second laundry. Brand new kitchen just installed along with spanking new stainless steel appliances. Additional Features include: dual zone heating system, central air conditioning, gas line in the garage. This is your chance to own a Show Home quality home - just move in and enjoy!**

Inclusions: **2 TV Mounts, 3 Ceiling Fans**  
 Property Listed By: **Real Estate Professionals Inc.**

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









