



THE
A-TEAM

**RE/MAX
FIRST**

812 MIDTOWN Drive, Airdrie T4B 3L2

MLS® #: **A2186747**

Area: **Midtown**

Listing Date: **01/20/25**

List Price: **\$689,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,550 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,840**
Low Sqft:
Ttl Sqft: **1,840**

DOM

88
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,Level,Low Maintenance Landscape,Street Lighting**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

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: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|----------|---------------|
| 2pc Bathroom | Main | 10`4" x 5`5" |
| Foyer | Main | 10`4" x 9`10" |
| Living Room | Main | 16`6" x 9`11" |
| 4pc Bathroom | Upper | 9`7" x 4`11" |
| Bedroom | Upper | 10`7" x 14`4" |
| Laundry | Upper | 9`8" x 5`2" |
| 4pc Bathroom | Basement | 8`5" x 4`11" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Dining Room | Main | 15`3" x 8`2" |
| Kitchen | Main | 15`2" x 9`7" |
| Office | Main | 13`11" x 8`8" |
| 4pc Ensuite bath | Upper | 6`9" x 9`11" |
| Bedroom | Upper | 10`1" x 10`11" |
| Bedroom - Primary | Upper | 13`11" x 12`0" |
| Bedroom | Basement | 10`6" x 9`11" |

| | | | | | |
|----------------------|----------|---------------|---------------------|----------|----------------|
| Bedroom | Basement | 12`8" x 10`2" | Game Room | Basement | 19`9" x 12`10" |
| Furnace/Utility Room | Basement | 6`9" x 8`7" | Legal/Tax/Financial | | |

| | | | |
|-------------|---------|---------|---------|
| Title: | | Zoning: | |
| Fee Simple | | R1-L | |
| Legal Desc: | 2310954 | | Remarks |

| | |
|---------------------|---|
| Pub Rmks: | <p>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!</p> |
| Inclusions: | N/A |
| Property Listed By: | Royal LePage METRO |

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











