



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1313 MIDTOWN Road, Airdrie T4B 5M9**

MLS® #: **A2200480**

Area: **Midtown**

Listing Date: **03/08/25**

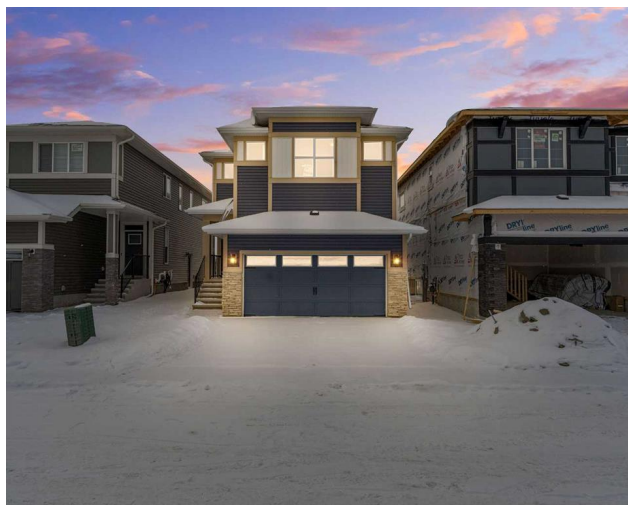
List Price: **\$829,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **332 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,133**  
Low Sqft:  
Ttl Sqft: **2,133**

DOM

**40**

Layout

Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Interior Lot,Level  
Concrete Driveway,Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage  
Faces Front,Off Street,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Primary Downstairs,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 7`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 9`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`2" x 8`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`9" x 16`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`3" x 12`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 8`8"</b>

Spice Kitchen  
Bedroom  
Laundry  
Bedroom - Primary  
Walk-In Closet

Main  
Upper  
Upper  
Upper  
Upper

7`0" x 8`8"  
10`8" x 11`3"  
7`10" x 5`1"  
12`11" x 16`2"  
9`9" x 6`7"

Bedroom  
4pc Bathroom  
Family Room  
5pc Ensuite bath

Upper  
Upper  
Upper  
Upper

13`4" x 11`8"  
9`4" x 5`9"  
16`6" x 11`10"  
9`8" x 11`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310954**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**Brand-new, never-lived-in quick possession home in Midtown, Airdrie! Built by Shane Homes, this stunning Solara floor plan offers 4 bedrooms and 3 full bathrooms, including a main floor bedroom and 3-piece bath—perfect for multi-generational living. The modern chef’s kitchen features built-in stainless steel appliances, quartz countertops, and a chimney-style hood fan, complemented by a separate spice kitchen with a gas cooktop. Enjoy 9’ ceilings on the main floor and basement, stylish LVP flooring throughout, and tile in the laundry and bathrooms. The primary suite is a true retreat with a 5-piece ensuite featuring a double vanity, stand-in shower, and soaker tub. The undeveloped basement with side entry offers endless possibilities. Relax on the veranda front porch or in the backyard, which backs onto a playground and green space. Conveniently located near schools, shopping centers, and major roadways including Highway 2 and Veterans Boulevard for easy commuting. Don’t miss this exceptional opportunity!**

Inclusions:  
Property Listed By:

**Built-in Microwave  
Royal LePage METRO**

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







