

\$579,000 - 117 Midtown Close Sw, Airdrie

MLS® #A2264790

\$579,000

3 Bedroom, 3.00 Bathroom, 1,554 sqft

Single Family on 0.08 Acres

Midtown, Airdrie, Alberta

BEST PRICE IN MIDTOWN WITH UPGRADED FEATURES | CORNER TRADITIONAL LOT | SEPARATE ENTRANCE TO THE BASEMENT | LOT OF UPGRADES FROM TRICO BUILDER | Welcome to this beautifully designed laned home in the desirable community of Midtown, ideally situated on a rare traditional corner lot next to green area & walking trail with excessive outdoor space at the front, back, and sides—perfect for summer BBQs, family gatherings, or a fun play area for the kids. This beautiful North-facing home offers the perfect orientation for natural light lovers—with abundant sunlight streaming into the backyard from morning to dusk. Whether you're enjoying your morning coffee, tending to a garden, or entertaining guests, the sunlit outdoor space creates a warm and inviting atmosphere all day long. Step inside to an inviting open-concept main floor with soaring 9-ft ceilings and an abundance of windows that flood the space with natural light, keeping it bright and cozy all day long. The layout offers a spacious front living area that creates a cozy ambiance, a dining space at the back, and a gourmet kitchen at the center—truly the heart of the home. The chef's kitchen features ceiling-height cabinetry, a large central island with QUARTZ countertops, premium stainless steel appliances, including a gas stove and hood fan, upgraded lighting with pot lights, plenty of storage & spacious pantry provides additional storage to keep everything



organized and within reach. A convenient half bath completes the main level, leading out to a rear deck, a generous backyard, and the concrete pad (NOTE: Seller is willing to have the Garage constructed, with the selling price set at \$595K). Upstairs, youâ€™ll find three generously sized bedrooms, including a primary retreat with a walk-in closet and private 4-piece ensuite. The two secondary bedrooms are well-sized and share a centrally located full bathroom. All full bathrooms feature upgraded tiles flooring, undermount sinks & timer-controlled exhaust fans. For added convenience, the Whirlpool washer and dryer are also located on the upper level which also features tile flooring. The home also includes a full basement with 9-ft ceilings and a separate side entrance, offering endless potential for future developmentâ€”whether itâ€™s a legal suite, home gym, or entertainment space. Located in the vibrant, family-friendly Midtown community, this home offers access to beautiful walking paths, parks, a central pond, and is just minutes from schools, shopping, and dining. With quick access to Highway 2, commuting to Calgary is fast and stress-free. This is a rare opportunity to own a stylish, move-in ready home on a corner lot in one of Airdrieâ€™s most sought-after neighborhoods. Make sure to view the virtual tour for a complete walkthrough of the home. (id:6289)

Built in 2022

Essential Information

Listing #	A2264790
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,554

Acres	0.08
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	117 Midtown Close Sw
Subdivision	Midtown
City	Airdrie
Province	Alberta
Postal Code	T4B5G9

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Central
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