

857 Midtown Drive SW  
Airdrie, Alberta

MLS # A2252153



\$749,900

|             |                                                                                                                                          |        |                  |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Division:   | Midtown                                                                                                                                  |        |                  |
| Type:       | Residential/House                                                                                                                        |        |                  |
| Style:      | 2 Storey                                                                                                                                 |        |                  |
| Size:       | 2,162 sq.ft.                                                                                                                             | Age:   | 2024 (1 yrs old) |
| Beds:       | 4                                                                                                                                        | Baths: | 4                |
| Garage:     | Double Garage Attached                                                                                                                   |        |                  |
| Lot Size:   | 0.09 Acre                                                                                                                                |        |                  |
| Lot Feat:   | Back Yard, Corner Lot                                                                                                                    |        |                  |
| Heating:    | Fireplace(s), Floor Furnace, Natural Gas                                                                                                 |        | Water: -         |
| Floors:     | Carpet, Hardwood                                                                                                                         |        | Sewer: -         |
| Roof:       | Asphalt Shingle                                                                                                                          |        | Condo Fee: -     |
| Basement:   | See Remarks, Unfinished                                                                                                                  |        | LLD: -           |
| Exterior:   | Vinyl Siding                                                                                                                             |        | Zoning: R1-U     |
| Foundation: | Poured Concrete                                                                                                                          |        | Utilities: -     |
| Features:   | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water |        |                  |
| Inclusions: | Window Coverings                                                                                                                         |        |                  |

Welcome to this stunning corner-lot home in the highly sought-after community of Midtown by Shane, featuring two master bedrooms upstairs&mdash;a rare and highly desirable layout. With 2161 sqft of living space, this home offers a total of 4 bedrooms, 4 full bathrooms, and a spacious main floor den with its own ensuite, making it ideal for growing families and multi generational living. The main floor showcases an open-concept design with 9 ft ceilings, a central island, quartz countertops, stainless steel appliances including a gas cooktop and built-in microwave, plus a spacious living room with an electric fireplace. The dining area provides access to a large backyard and a deck equipped with a BBQ gas line. A versatile den/flex room with pocket door access to a full bath completes the main level. Upstairs, the primary master suite features a walk-in closet and luxurious 5-pc ensuite, while the secondary master offers its own private 3-pc ensuite. Two additional bedrooms share a full bath, and a cozy bonus room creates the perfect space for family movie nights. Conveniently, the laundry room is also located on the upper floor. The undeveloped basement comes with a separate side entry, 9 ft ceiling height offering great potential for future development. Situated in Midtown, this home is just minutes from schools, parks, pathways, a community lake, and retail amenities&mdash;combining comfort, functionality, and an unbeatable location. Call your favourite Realtor today to book a showing.