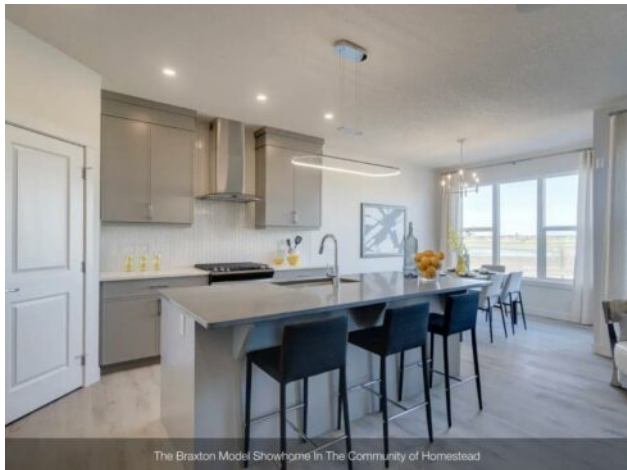


1053 Midtown Avenue SW
Airdrie, Alberta

MLS # A2211680



\$799,000

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,166 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Quartz Counters		

Inclusions: none

Welcome to this stunning 4-bedroom, 4-bathroom new build home located in the heart of the vibrant Midtown community. Designed by the award-winning Trico Homes, this property offers a perfect blend of style, functionality, and thoughtful design. Situated directly across the street from a large park with an activity center, and just steps away from scenic pathways and the central pond, this location is ideal for families and outdoor enthusiasts alike. Walking in, you're be welcomed by a spacious foyer with a front closet—perfect for organizing shoes, jackets, and everyday essentials. With soaring 9-FOOT CEILINGS throughout the home, the open-concept layout creates an inviting and expansive feel. The kitchen, living room, and dining area flow together seamlessly, making it easy to entertain or enjoy family time. The living room features a cozy fireplace, perfect for relaxing evenings. The dining room offers direct access to your large backyard, complete with a raised deck that includes a gas line—ideal for summer barbecues and outdoor gatherings. The kitchen is both beautiful and functional, featuring quartz countertops, a SPICE KITCHEN and a central island that offers extra counter space and casual seating. Just off the kitchen, you'll find a mudroom that connects to your OVERSIZED double attached garage, which includes an 8-foot tall garage door. Also on the main level is a FULL bathroom and a versatile flex room with a window—great for additional entertaining space. Upstairs, you'll discover a bright and airy bonus room, perfect as a second living space or media room. This level also includes four well-appointed bedrooms. Two of the bedrooms feature large windows that allow natural light to pour in, along with access to a shared 4-piece bathroom. The third bedroom includes its own private 4-piece ensuite and a

large window that enhances the room's openness. The primary bedroom is a true retreat, offering peaceful views of the backyard and greenspace beyond. The luxurious 5-piece ensuite bathroom includes elegant tiled flooring, a built-in tub and separate shower, and a double vanity. A spacious walk-in closet completes this beautiful suite. For added convenience, the laundry room with washer and dryer is also located on the upper level. The home features a walkout basement with over 900 square feet of undeveloped space, giving you the freedom to create a custom area to suit your needs—whether it's an additional bedroom or a recreation room, the possibilities are endless thanks to existing rough-ins. The basement backs south onto a tranquil green space along the canal between Luxstone and Midtown, providing a serene and private backdrop. This exceptional home is located close to schools, shopping, parks, and an abundance of green spaces. With easy access to Deerfoot Trail, commuting is a breeze. Don't miss your opportunity to own this beautiful new build in the heart of Midtown!