

1098 Midtown Avenue SW  
Airdrie, Alberta

MLS # A2252701



**\$799,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Midtown                            |               |                  |
| <b>Type:</b>     | Residential/House                  |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 2,561 sq.ft.                       | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5                                  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                          |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot         |               |                  |

|                    |                                                                                                                                                                                                           |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                                                           | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | n/a                                                                                                                                                                                                       |                   |      |

Located in the sought-after community of Midtown in Airdrie, this stunning SHANE HOME BUILT, home offers approximately 2,600 square feet of thoughtfully designed living space on a conventional lot. The main floor welcomes you with a spacious layout that includes a full bedroom, complemented by a bathroom featuring a standing shower—ideal for guests or multi-generational living. The gourmet kitchen is a chef’s dream, boasting built-in appliances, dual-tone cabinetry, and a massive pantry with spice kitchen rough-ins. An expansive living area showcases an extra elongated fireplace, adding warmth and elegance to the space. Venturing upstairs, 4 generously sized bedrooms provide ample accommodation, along with a versatile bonus area perfect for family gatherings. The primary suite is a true retreat, featuring a luxurious five-piece ensuite, while a common four-piece bathroom and a conveniently located laundry room complete the level. The basement offers exceptional potential with a separate entrance, three egress windows, and a vast undeveloped space, ready to be customized to suit your needs. This home perfectly blends style and functionality, making it an excellent choice for those seeking modern comforts in a prime location.