



GRASSROOTS
REALTY GROUP

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78 Midtown Boulevard SW
Airdrie, Alberta

MLS # A2235714



\$625,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Midtown | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,623 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Gazebo, Landscaped | | |

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|--------------------|---|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | DC-42 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) | | |
| Inclusions: | HOT TUB / GAZEBO | | |

Welcome to 78 Midtown Boulevard SW! Welcome to this meticulously maintained home built by SHANE HOMES. The perfect open-concept layout welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. This home is located in a Corner-Lot, providing more windows and more yard space on the side of the house. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, a massive island and a convenient pantry. A practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms with their own walk-in closets share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). The basement is UNFINISHED, equipped with 2 egress windows and rough-in for a bathroom. Developing the basement and adding 2 more bedroom could be easily done and a great investment! -----Step outside to your private oasis. Just imagine having friends over for BBQs. A beautiful deck leads to a stunning stamped concrete pad adorned with a pergola –. The 2022-installed HOT TUB has been thoughtfully positioned for optimal privacy, the Hot Tub could. be removed and that space will be perfect for an RV Parking, the gate is already there! The landscaped front yard welcomes you with a spacious veranda. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows. Easy access to main roads and steps away from Gas-Station, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. BOOK YOUR

VIEWING TODAY!