



**1136 Midtown Lane SW  
Airdrie, Alberta**

**MLS # A2285127**



**\$539,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Bar Fridge in Kitchen, Electric Fireplace		

**NO CONDO FEES | MODERN END UNIT | FULLY DEVELOPED | COMPLETELY TURNKEY!** This IMMACULATE 4-BEDROOM, 3.5 BATH home boasts over 2000 SQ FT of living space highlighted by a charming FRONT VERANDA, a thoughtfully designed BACKYARD and an INSULATED DOUBLE CAR garage. MODERN and STYLISH, this BRIGHT and INVITING home features 9' CEILINGS, a NEUTRAL COLOR pallet and an OPEN CONCEPT. From the welcoming front entry, the inviting living room with FIREPLACE flows seamlessly into the dining room and CHEF'S KITCHEN, which features AMPLE cabinetry, stunning QUARTZ countertops, UPGRADED S/S APPLIANCES including a gas stove, a large ISLAND with breakfast bar and beverage fridge, and an OVERSIZED PANTRY. The main level includes a 2pc Bath and well-designed Mud Room offering direct backyard access. The upper level is BRIGHT and AIRY with AMPLE NATURAL LIGHT, offering Two Generously Sized bedrooms, a Full 4pc Bathroom, convenient UPPER-FLOOR LAUNDRY and the PRIMARY BEDROOM with Private 3pc.ENSUITE and a Very Sizeable WALK-IN closet. The FULLY FINISHED BASEMENT provides a spacious FAMILY ROOM, a Full 4pc Bathroom and 4th BEDROOM complete with a large WALK-IN closet. Additional STORAGE can be accommodated in the utility room and under the stairs. Outside you will find that this home is SET BACK FROM THE STREET and fronts onto a GREENSPACE creating a sense of OPENNESS and PRIVACY with views from the front veranda. The THOUGHTFULLY LANDSCAPED backyard is FULLY FENCED, offering a sun filled PATIO perfect for entertaining or unwinding. The DOUBLE CAR GARAGE is fully drywalled and insulated, roughed in for a future heater and has by an ADDITIONAL PARKING PAD.

Located in the WELCOMING Community of MIDTOWN, this home is CLOSE to parks and playgrounds, schools, shopping and major highway access, offering a CONVENIENT and simplified lifestyle! Call to view today!