



1093 Midtown Avenue SW
Airdrie, Alberta

MLS # A2292957



\$849,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: 2nd Dishwasher in the pantry

Welcome to this beautifully built & upgraded 4 bedroom, walkout home in the sought-after community of Midtown in Airdrie. Ideally located just steps from 2 parks, Midtown Lake, scenic pathways & greenspace, this home offers a rare sense of space with a tranquil creek, pathway & greenspace directly behind it. Enjoy quick access to Sobeys, Co-op, nearby shopping & everyday amenities, along with convenient routes to Nose Creek Park, the QE2 & the rest of Airdrie & Calgary. Built in 2024 & barely lived in, this home offers the feel of brand new construction without the wait, with the added benefit of completed landscaping, fencing & window coverings, along with upgraded paint throughout & central air conditioning for year-round comfort. The thoughtfully designed layout features 3 bedrooms up, a spacious bonus room & a fully developed walkout basement with an additional bedroom. The main floor is both elegant & functional with a stunning kitchen showcasing full height cabinetry, built-in wall oven & microwave, induction stove, sleek finishes & a striking waterfall quartz island that anchors the space. The kitchen overlooks the dining area & family room where an electric fireplace with mantle creates a warm focal point, while the dining area opens onto a back deck complete with a gas line & water tap, perfect for outdoor living. A standout feature is the incredible pantry complete with a second dishwasher & sink, offering exceptional prep space, storage & convenience. Added comfort & efficiency come from honeycomb blinds, including 12 automated blinds that enhance both privacy & ease of living. Upstairs the spacious primary retreat overlooks the greenspace & offers a large walk-in closet plus a spa-inspired ensuite with custom wall tile, gorgeous shower feature, double sinks & a relaxing soaker tub. 2 additional well-sized bedrooms with walk in closets, a

bright bonus room & an exceptional laundry room with sink, cabinetry & linen storage complete the upper level. The fully finished walkout basement features 9 ft ceilings & adds even more living space with a large recreation area, bedroom, full 3-piece bathroom & additional storage in the mechanical room. The attached 20x22 garage offers tall ceilings that may accommodate a lift, providing excellent potential for car enthusiasts or additional storage. Step outside to the sunny south facing yard where the natural creek setting, pathway & greenspace create a peaceful backdrop that is rarely available. This is a home that blends thoughtful upgrades, beautiful design & an unbeatable location into one truly special property.