



**1313 Midtown Road SW**  
**Airdrie, Alberta**

**MLS # A2140897**



**\$790,000**

<b>Division:</b>	Midtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,129 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Midtown - 1313 Midtown Road SW: Under Construction Opportunity. This 2 storey Solara model built by Shane Homes backs onto a green space and features 2,129 sqft, 4 bedrooms, 3 full bathrooms, and an attached double garage. The open main floor features 9' ceilings throughout, a spacious kitchen with a central island providing seating for 3, stainless steel appliances and a spice kitchen; a breakfast nook with access to the west-facing backyard and deck; a living room with an electric fireplace and floating wood hearth; a main floor bedroom which can be used as an office; 3 pc full bathroom with shower. The upper level which features a spacious primary bedroom with a walk-in closet, 5 pc ensuite with dual sinks, soaker tub, separate shower and toilet with door; 2 additional good-sized bedrooms both with walk-in closets; a central bonus room, a 4 pc main bathroom, and a separate laundry room with additional shelves for linen storage. The lower level basement remains unspoiled but does come upgraded with 9' basement foundation and bathroom rough-in. This home is located in Midtown of Airdrie, west backyard backing onto a green space with future play area, and steps away from the pond and pedestrian bridge, promenade with shops, and nearby schools. Airdrie is less than 20 minutes to the Calgary airport, less than 10 minutes to the QE II, and 15 minutes to north Calgary.