



1313 Midtown Road SW
Airdrie, Alberta

MLS # A2200480



\$829,900

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| Division: | Midtown | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,133 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level | | |

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| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | Built-in Microwave | | |

Brand-new, never-lived-in quick possession home in Midtown, Airdrie! Built by Shane Homes, this stunning Solara floor plan offers 4 bedrooms and 3 full bathrooms, including a main floor bedroom and 3-piece bath—perfect for multi-generational living. The modern chef’s kitchen features built-in stainless steel appliances, quartz countertops, and a chimney-style hood fan, complemented by a separate spice kitchen with a gas cooktop. Enjoy 9’ ceilings on the main floor and basement, stylish LVP flooring throughout, and tile in the laundry and bathrooms. The primary suite is a true retreat with a 5-piece ensuite featuring a double vanity, stand-in shower, and soaker tub. The undeveloped basement with side entry offers endless possibilities. Relax on the veranda front porch or in the backyard, which backs onto a playground and green space. Conveniently located near schools, shopping centers, and major roadways including Highway 2 and Veterans Boulevard for easy commuting. Don’t miss this exceptional opportunity!