



GRASSROOTS
REALTY GROUP

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1313 Midtown Road SW
Airdrie, Alberta

MLS # A2200480



\$819,900

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 Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Level		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Unfinished

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-U

Utilities: -

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!