

# \$599,900 - 22 Midtown Crossing Sw, Airdrie

MLS® #A2088460

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

Welcome Home! to this Stunning Two Storey Detached\*\*\* Move-In-Ready\*\*\* Former SHOW HOME\*\*\* by TRICO HOMES boasts 3-bedrooms, 2.5 baths, and a versatile den/office room on main floor, CORNER Lot facing beautiful Pond View. Nestled in dynamic and family-oriented community of Midtown. The Incredible Dream Home showcases Lot Size of 3493 sq.ft. approx. fully landscaped with Rose Garden, a charming front porch welcomes you, setting the tone for the warmth and beauty that lies within, providing a mesmerizing space to relax and enjoy the serene pond view. Step inside to an open-concept layout with lots of natural light, creating a warm and inviting ambiance. Large windows provide stunning views of the pond. The heart of the home is a Chef's gourmet kitchen featuring with High-end upgraded stainless steel appliances, sleek quartz countertops, chic back splash with (Calcatta Silver porcelain tiles horizontal brick pattern), abundant counter space, a large island with an eating bar and outlet for multi-tasking, two-toned soft-closing cabinets with mysterious blue matte and white contrast, complimenting each other and creating an environment that is both functional and stylish. The generously sized pantry is a fantastic addition, offering ample storage for your groceries, kitchen essentials, and more. Say goodbye to cluttered countertops, and enjoy the convenience of having everything you need within easy reach. The spacious living



area features a gas fireplace with upgraded tile making a fantastic feature wall, creates a modern and inviting atmosphere, perfect for entertaining. Upstairs, the generously sized 3-bedrooms boast upgraded doors and ample of closet space. The master bedroom is sanctuary of luxury, featuring a spacious walk-in closet and an en suite bathroom with modern fixtures and upgraded finishes, perfect space to relax and rejuvenate after a long day. Two Additional bedrooms are well-proportioned and offer ample closet space, making them ideal for children, guests, or a home office. The convenience of an upstairs laundry room adds to the overall functionality of the space. The basement presents endless possibilities with its High 9-ft ceilings, providing ample headroom for future development. Roughed-In for Irrigation System. Enjoy the extra concrete parking pad for two car parking and an ideal potential for a Detached Double Garage. The developer has plans to add fencing for one side \*\*\*Available for Quick Possession in October 2023\*\*\*makes it a perfect choice for those seeking a timely move. Whether you're a family looking for your dream home or an investor searching for a great deal, this property offers an amazing price for the value it brings. This attractively well priced, well-presented former show home has tons of upgrades and is a once in a life-time opportunity that won't last long.

Built in 2021

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2088460  |
| Price      | \$599,900 |
| Sold Price | \$610,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,686       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 Midtown Crossing Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 5H1                |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                   |
| Parking        | Alley Access, Concrete Driveway, Garage Faces Rear, Off Street, On Street, Parking Pad, See Remarks |
| Waterfront     | See Remarks, Pond                                                                                   |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer                                  |
| Heating           | Forced Air                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas, Gas Starter, Insert, Living Room                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Partially Finished, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Rain Gutters                                                                |
| Lot Description   | Corner Lot, Creek/River/Stream/Pond, Garden, Low Maintenance Landscape, Street Lighting, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2023 |
| Date Sold      | November 8th, 2023 |
| Days on Market | 19                 |
| Zoning         | R1-L               |
| HOA Fees       | 0.00               |

### **Listing Details**

Listing Office          DIAMOND REALTY & ASSOCIATES LTD.

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