

# \$582,700 - 461 Midtown Parkway Sw, Airdrie

MLS® #A2102715

**\$582,700**

4 Bedroom, 4.00 Bathroom, 1,755 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

\*\*\*WELCOME HOME!\*\*\* An INCREDIBLE Opportunity to own a GORGEOUS two-story Duplex w/ Breathtaking VIEWS of the POND & WALKING PATHS located in the highly COVETED & PEACEFUL Community of Midtown, offering a SUBURBAN setting with the AMENITIES of an URBAN LIFESTYLE! Boasting more than 2600ft over 3 levels, this lovely 3 bed (+ additional open 4th Bed down) + 3.5 bath METICULOUSLY MAINTAINED home exudes PRIDE OF OWNERSHIP, offering a NEUTRAL color palette, MANY UPGRADES & an abundance of NATURAL LIGHT, compliments of the Large VINYL WINDOWS throughout. The main floor is the Heart of the Home showcasing 9'™ CEILINGS & a Modern OPEN CONCEPT design that flows seamlessly from the INVITING Entrance through the SPACIOUS Living Room & Dining Areas w/ STUNNING VIEWS of the POND & PARK, to the Elegant Gourmet CHEF™S KITCHEN w/ Sleek EXTENDED HEIGHT CABINETS, STONE Counters w/ Oversized CENTRAL ISLAND w/ Eat-up Bar & PANTRY - The perfect space for entertaining friends, hosting Holiday dinners or casual eating with the Family! Completing the main floor is a lovely 2pc Bathroom & functional Mudroom w/ direct access to the Manicured Backyard. The upper level offers a Beautiful Oversized MASTER RETREAT Overlooking THE WATER, complete w/ WALK IN CLOSET & a full 5pc PRIVATE ENSUITE w/ SOAKER TUB. Rounding off this level are



2 additional Generously sized Bedrooms, another full 4pc Bathroom & conveniently located UPPER LEVEL LAUNDRY ROOM w/ Extensive Storage Space. The FULLY DEVELOPED Lower Level features 9ft Ceilings, a Spacious Rec/Games/Theatre Room, Office or 4th Open BEDROOM. This is the perfect space to create the MAN/WOMAN Cave of your dreams, host Family Movie Nights or offer your Guests a relaxing place to stay! Your front porch provides a Welcoming & Expansive space to create a Lovely sitting area where you can sit back, unwind & enjoy a warm cup of coffee while taking in the Picturesque Scenery & Tranquil VIEWS of the WATER just steps from your front door. You can also head out back & enjoy the Sunshine & BBQ's in your fully FENCED WEST FACING Backyard. No more brushing snow off your vehicles w/ your Large detached DOUBLE GARAGE which offers plenty of room for extra storage! Featuring CENTRAL VAC, HARDIE BOARD SIDING & MORE, this Amazing home is IDEAL for a Growing Family! Conveniently located near the HEART OF DOWNTOWN, close to Great SCHOOLS, Playgrounds, Pathways, NOSE CREEK PARK, Shopping & MANY other fantastic amenities! Simply MOVE IN & start making new memories w/ your Family in this Lovely TURN-KEY Family Home!

Built in 2016

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2102715  |
| Price      | \$582,700 |
| Sold Price | \$575,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,755                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 461 Midtown Parkway Sw |
| Subdivision | Midtown                |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4E3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | None                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Other                                                      |
| Lot Description   | Back Lane, Front Yard, Other, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                            |
| Construction      | Composite Siding                                           |
| Foundation        | Poured Concrete                                            |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 26th, 2024 |
|-------------|--------------------|

|                |                 |
|----------------|-----------------|
| Date Sold      | March 7th, 2024 |
| Days on Market | 41              |
| Zoning         | DC-42           |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office            CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.