

\$823,200 - 1301 Midtown Road Sw, Airdrie

MLS® #A2114348

\$823,200

5 Bedroom, 4.00 Bathroom, 2,627 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

Midtown - 1301 Midtown Road SW:
PRE-CONSTRUCTION OPPORTUNITY to BUILD YOUR DREAM HOME! Welcome to this stunning, brand new, family home to be built by Shane Homes situated on a corner lot backing onto green space. Boasting modern amenities and a spacious layout, this Saffron II offers 2,627 square feet, 5 bedrooms above grade, 5 bedrooms above grade, 4 full bathrooms and an attached double car garage. Entertain in style on the main floor with an open layout including chef's kitchen with stainless steel appliances, central island and huge pantry. Additionally the main floor offers a spacious living room with electric fireplace and floating wood hearth; breakfast nook with patio sliders to the rear deck and backyard; main floor bedroom which can be used as a den, full 3 pc bathroom with walk-in shower and sitting area. Upstairs the primary bedroom with large walk-in closet, 5 pc spa ensuite with double sinks/vanities and a dressing table/counter; 3 additional bedrooms - 1 bedroom with a 3 pc ensuite and another with shared 4 pc main bathroom; central bonus room and laundry room. The unspoiled basement include upgrades such as 9'™ basement foundation, separate side entry, laundry rough in, and wet bar rough in. This home is located in Midtown of Airdrie, 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.

Built in 2024

Essential Information

MLS® #	A2114348
Price	\$823,200
Sold Price	\$823,200
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,627
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1301 Midtown Road Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 10th, 2024
Days on Market	20
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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