

\$727,000 - 713 Midtown Drive Sw, Airdrie

MLS® #A2156740

\$727,000

3 Bedroom, 3.00 Bathroom, 2,224 sqft

Residential on 0.08 Acres

Midtown, Airdrie, Alberta

*****NEW PRICE REDUCTION***** Discover amazing value and the perfect blend of luxury and convenience in the sought-after community of Midtown. This exquisite home offers a blend of elegance and modern functionality, with LVP flooring throughout the main floor and soaring 9-foot ceilings, creating a spacious and inviting atmosphere. The main floor includes a den/tech area adjacent to the front entry, a 2-piece powder room and a convenient mudroom between the kitchen and garage. For the culinary enthusiast, the kitchen includes a large island, stainless steel appliances, built-in oven and microwave, electric cooktop, and extensive counter space with floor to ceiling pantry storage. Quartz countertops and undermount sinks in both the kitchen and bathrooms, with soft-closing drawers add a touch of refinement. Enjoy the cozy ambiance of a gas fireplace with a floating wood mantle in the family room. The upper level offers a thoughtful design with three generously sized bedrooms, and a 4-piece bathroom for shared use. The primary bedroom is a true retreat, featuring a spacious 5-piece ensuite for your relaxation and privacy. A central bonus room provides the perfect sitting area, ideal for a family lounge, a kids'™ play area, or a peaceful reading nook. This versatile space enhances the home's™ layout, providing a cozy spot for everyone to gather. There is also a laundry room conveniently located on the upper floor. Step outside onto the deck and enjoy the



sunny southern exposure and privacy of a fully landscaped and fenced backyard. With an oversized garage (21â€™x24â€™), you will have ample space for vehicles and storage. Discover a world of possibilities with this spacious unfinished basement, offering a blank canvas ready for your personal touch. With clear 9-foot ceilings and a completely open layout free from posts or obstructions, this space allows for maximum design flexibility. Unlock the potential of this versatile area and transform it into the basement of your dreams. Situated in a prime location, this home provides easy access to a variety of amenities, multiple schools, regional pathway system, green spaces, and the downtown core making it an ideal choice for a family friendly residence. Do not miss the opportunity to make this exceptional property your own!

Built in 2019

Essential Information

MLS® #	A2156740
Price	\$727,000
Sold Price	\$718,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,224
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	713 Midtown Drive Sw
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Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Range Hood, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	February 25th, 2025
Days on Market	196
Zoning	R1-U
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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