

# \$549,900 - 260 Midyard Lane Sw, Airdrie

MLS® #A2174663

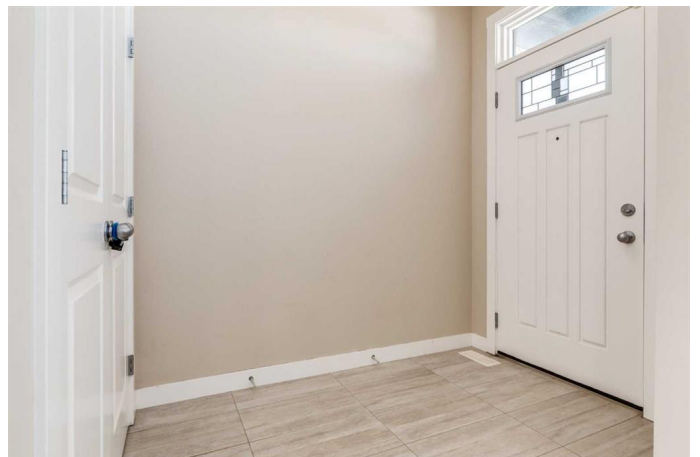
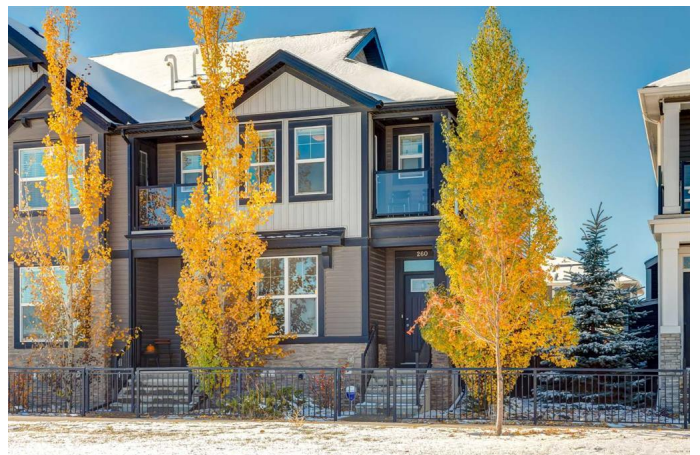
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.06 Acres

Midtown, Airdrie, Alberta

**\*\*NO CONDO FEE\*\* HOLIDAY - PRICING - SPECIAL - Big Price Reduction!!! AMAZING LOCATION -** Welcome to the stunning Ashbury, crafted by Shane Homes. This exceptional property features 3 bedrooms, 2.5 bathrooms, an open-concept design, and soaring 9-foot ceilings on the main floor. Situated directly in front of Midtown Lake, the home offers privacy on both sides. As you step inside, youâ€™ll be welcomed by a spacious foyer and the airy open-concept layout. The kitchen is equipped with granite countertops, stainless steel appliances, and a large pantry, providing ample counter space and cabinetry. The dining area accommodates a large table, making it ideal for gatherings and entertaining. The living room offers plenty of space, and is bathed in natural light from the expansive west-facing window. The main floor also includes a mudroom and a conveniently located half bath. Upstairs, youâ€™ll find three generously sized bedrooms, Washer/Dryer and a 4 piece bathroom. The must-see master suite with a balcony that overlooks Midtown Lakeâ€™perfect for enjoying a morning coffee in the summer, or anytime you feel is suitable. The unfinished lower level offers ample space and endless potential for customization to suit your needs. Outside, enjoy relaxing on the front patio or rear deck, both ideal for outdoor retreats. The home is complete with a double detached garage offering 220V, insulated and drywalled, with a back lane for added privacy and additional parking. If youâ€™re in the



market for a 3-bedroom, 2.5-bathroom home with an open-concept layout, lakefront views, and easy access to shopping, transit, walking paths, schools, and recreational activities, schedule your private viewing today before itâ€™s gone!

Built in 2017

### Essential Information

MLS® #	A2174663
Price	\$549,900
Sold Price	\$538,200
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	260 Midyard Lane Sw
Subdivision	Midtown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4E1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, 220 Volt Wiring, Insulated
Is Waterfront	Yes

### Interior

Interior Features	Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	October 23rd, 2024
Date Sold	December 18th, 2024
Days on Market	56
Zoning	DC-43
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
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