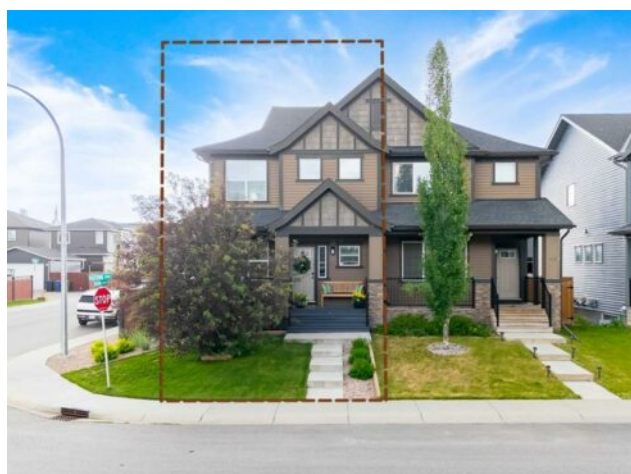


157 MIDTOWN Court E
Airdrie, Alberta

MLS # A2234725



\$579,900

Division:	Midtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,582 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NONE

New Price Alert — Reduced by \$30,000!

Welcome to your dream home—a stunning, well-kept gem nestled on a spacious corner lot with unbeatable curb appeal and breathtaking views of the pond right from your backyard! This southwest-facing beauty offers everything your family needs and more, all in a location that blends nature, comfort, and convenience. What Makes This Home Special? -Premium Corner Lot with unobstructed pond views -Southwest-facing backyard — enjoy sunshine all day! -Beautiful curb appeal & fully landscaped yard -Covered front porch — perfect for morning coffees ? -Steps to walking/biking trails, dog park & playground -Walk to amenities & enjoy easy highway access Inside the Home -Bright, open-concept layout with 9’ ceilings -Vinyl plank flooring throughout main level -Cozy gas fireplace with elegant mantel & display nook -Oversized windows = tons of natural light ?? Chef’s Kitchen Includes: • Large island with seating • Granite countertops • Tons of beautiful cabinetry & coffee nook • Designated coffee bar with accent lighting • Under-cabinet lighting • Electric stove with gas hookup option Upper Level Comfort -3 spacious bedrooms with large windows - Primary suite with walk-in closet -Convenient upstairs laundry -3 full baths + 1 half bath Bonus Basement Features -Fully finished basement with 2 large windows -Cold storage/pantry room - Built-in vacuum system -Sump pump (peace of mind!) -Ideal for media room, gym, or guest suite Garage & Exterior Perks - double car garage -Composite backyard deck — zero maintenance -Gas line for BBQs -Freshly painted/stained fence

-All-new window blinds This Home Has It All – Space, Style & Location! Book your private showing today and fall in love!