

**112 Midtown Court SW  
Airdrie, Alberta**

**MLS # A2239365**



# \$607,000

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Midtown   |               |                  |
| <b>Type:</b>     | Residential/Duplex  |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                  |
| <b>Size:</b>     | 1,819 sq.ft.  | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.07 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Private, Rectangular |               |                  |

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Public   |
| <b>Floors:</b>     | Carpet, Hardwood, See Remarks, Tile   | <b>Sewer:</b>     | Public Sewer   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, See Remarks, Vinyl Siding, Wood Frame                             | <b>Zoning:</b>    | DC-42  |
| <b>Foundation:</b> | Poured Concrete, See Remarks  | <b>Utilities:</b> | Cable, Electricity, Natural Gas, Phone, See Remarks, |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |                   |  |

**Inclusions:** N/A

Discover Your Dream Home in Airdrie's Midtown! An incredible opportunity awaits to own a stunning semi-detached home in the highly desirable Midtown community of Airdrie. This beautiful 2-storey half-duplex boasts over 2,295 SqFt of total living space, meticulously designed with stylish finishes and the added benefit of no condo fees. Step inside and be captivated by the open-concept main floor, featuring a gourmet kitchen that will inspire your inner chef. It's equipped with premium cabinetry, stainless steel appliances, quartz countertops, and a large island comfortably seating five. There's also ample space for a formal dining set, flowing seamlessly into the spacious family room highlighted by a cozy gas fireplace with a custom mantel. The main floor also offers a well-appointed private office, a generously sized mudroom, and a convenient half-bathroom. Upstairs, you'll find a huge, expansive primary suite easily accommodating king-sized furniture, complemented by a spa-like 5-piece ensuite featuring his-and-hers sinks, a tub, a separate shower, and a large walk-in closet. Two additional generously sized bedrooms, a 4-piece bathroom, and a large laundry room complete this level. The fully developed basement provides even more living space, with a cozy family room featuring custom built-ins in the TV area, a great-sized bedroom, a 3-piece bathroom, and a storage room. This property stands out with one of the largest half-duplex floor plans, enhanced by huge windows that flood the home with natural light, 9-foot ceilings on the main floor, and upgraded hardwood, backsplash tile, and carpet throughout. Step outside to a humongous rear deck, perfect for entertaining or relaxing. The home's unique exterior elevation with sloped roof lines and a distinctive color scheme, along with an attached front garage, adds to its curb appeal. This home backs directly onto a

serene green space, with a playground just a few steps from your backyard. Whether you're enjoying a quiet evening outdoors, taking advantage of the nearby walking paths, or watching the kids play, this setting provides a perfect balance of relaxation and community connection. Located within walking distance to parks, schools, and shopping, this is more than just a home&mdash;it's a lifestyle! This is also a fantastic opportunity for first-time buyers or those seeking a low-maintenance lifestyle. Don't miss out on this exceptional property! Call today for your private showing.