

**28 Midtown Close SW**  
**Airdrie, Alberta**

**MLS # A2277696**

**\$529,000**



|                  |  |                               |
|------------------|--|-------------------------------|
| <b>Division:</b> | Midtown  |                               |
| <b>Type:</b>     | Residential/Duplex                                       |                               |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                          |                               |
| <b>Size:</b>     | 1,573 sq.ft.   | <b>Age:</b> 2022 (4 yrs old)  |
| <b>Beds:</b>     | 3  | <b>Baths:</b> 2 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, Rectangular Lot |                               |

|                    |   |                   |       |
|--------------------|---|-------------------|-------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | DC-42 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |       |
| <b>Inclusions:</b> | NA  |                   |       |

Welcome to this stunning semi-detached home with a front-attached garage, nestled in the vibrant and family-friendly community of Midtown, Airdrie. Thoughtfully designed with both style and functionality in mind, this two-storey home is perfect for families or anyone seeking a modern, connected lifestyle. Step inside to a bright and contemporary kitchen overlooking the charming courtyard, complete with sleek countertops, stainless steel appliances, and a spacious centre island. The open-concept main floor flows effortlessly, creating the ideal space for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite featuring a walk-in closet and a private ensuite. A convenient upstairs laundry and an additional full bathroom complete this level. An unfinished basement with its own side entrance, ready to be transformed into a space that fits your needs. Outside, enjoy a large backyard along with access to scenic walking paths, schools, shopping, and all of Airdrie's best amenities just minutes away.