



# 24 Midtown Close Airdrie Alberta

\$579,900

Open House, Saturday Dec 30 - 12pm -2:30 pm. \*Watch the video\* Dream comes true! Offering a fantastic opportunity for all home buyers & investors to own this beautiful semi detached in the beautiful community of Midtown. Backing onto green space, this wonderful home offers a rare opportunity to LIVE UP & RENT DOWN! Nestled against lush green space and within walking distance to a serene pond and playground, this home offers a unique blend of tranquility and convenience. Boasting 2100 SQFT of functional living space, this gem features 4 BEDROOMS | 3.5 BATHROOMS | OVERSIZED SINGLE GARAGE | FULLY UPGRADED | ILLEGAL BASEMENT SUITE | WEST BACKYARD | BACKING ONTO GREEN SPACE. The open floor plan welcomes you with a burst of natural light, creating a warm and inviting atmosphere. Gorgeous kitchen complete with quartz countertops, centre island, stainless steel appliances, and a convenient corner pantry. Adjacent to the kitchen is the spacious dining area overlooking your backyard. Built-in speakers, classy lighting fixtures, and feature wall are among some of the upgrades on the main floor. As you ascend the stairs, you'll discover three generously sized bedrooms, including a master retreat with pot lights and speakers & has its own ensuite. An open flex area, a shared bathroom, and a stacked laundry complete the upper level, providing both functionality and comfort. The fully finished basement with a separate entrance offers a fantastic opportunity for additional income, featuring an illegal suite with a wet bar, microwave, refrigerator, and separate laundry facilities. A spacious bedroom and a flexible open room allow for various lifestyle needs--whether it be a guest suite, home office, or entertainment space. Soak in the beauty of the west backyard, which backs onto green space and walking trails. The ideal setting for family gatherings, barbecues, or simply enjoy...

Bedroom 10.33 Ft x 13.00 Ft

Bedroom 10.33 Ft x 10.83 Ft

4pc Bathroom 10.25 Ft x 5.00 Ft

4pc Bathroom 9.00 Ft x 5.50 Ft

Primary Bedroom 13.00 Ft x 11.67 Ft

Bedroom 12.17 Ft x 9.92 Ft

Recreational, Games room 13.25 Ft x 15.75 Ft

Kitchen 4.25 Ft x 6.58 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Dining room 11.92 Ft x 7.25 Ft

2pc Bathroom 4.42 Ft x 5.92 Ft

Kitchen 8.42 Ft x 11.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
DIAMOND REALTY & ASSOCIATES LTD.

<https://realestatewithshrav.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Den 7.25 Ft x 9.25 Ft

Living room 15.50 Ft x 9.83 Ft