



# 713 Midtown Drive Airdrie Alberta

\$780,000

OPEN HOUSE: Saturday August 24 12pm - 3pm, Sunday August 25 12pm - 3pm – Discover the perfect blend of luxury and convenience in the sought-after community of Midtown. This exquisite home offers a blend of elegance and modern functionality, with LVP flooring throughout the main floor and soaring 9-foot ceilings, creating a spacious and inviting atmosphere. The main floor includes a den/tech area adjacent to the front entry, a 2-piece powder room and a convenient mudroom between the kitchen and garage. For the culinary enthusiast, the kitchen includes a large island, stainless steel appliances, built-in oven and microwave, electric cooktop, and extensive counter space with floor to ceiling pantry storage. Quartz countertops and undermount sinks in both the kitchen and bathrooms, with soft-closing drawers add a touch of refinement. Enjoy the cozy ambiance of a gas fireplace with a floating wood mantle in the family room. The upper level offers a thoughtful design with three generously sized bedrooms, and a 4-piece bathroom for shared use. The primary bedroom is a true retreat, featuring a spacious 5-piece ensuite for your relaxation and privacy. A central bonus room provides the perfect sitting area, ideal for a family lounge, a kids' play area, or a peaceful reading nook. This versatile space enhances the home's layout, providing a cozy spot for everyone to gather. There is also a laundry room conveniently located on the upper floor. Step outside onto the deck and enjoy the sunny southern exposure and privacy of a fully landscaped and fenced backyard. With an oversized garage (21'x24'), you will have ample space for vehicles and storage. Discover a world of possibilities with this spacious unfinished basement, offering a blank canvas ready for your personal touch. With clear 9-foot ceilings and a completely open layout free from posts or obstructions, this space al...

Kitchen 15.00 Ft x 15.00 Ft  
Dining room 13.00 Ft x 9.25 Ft  
Great room 15.58 Ft x 11.58 Ft  
Den 8.00 Ft x 5.58 Ft  
2pc Bathroom Measurements not available  
Bonus Room 15.00 Ft x 13.00 Ft

Bedroom 10.00 Ft x 13.00 Ft  
Bedroom 12.25 Ft x 10.92 Ft  
Bedroom 12.25 Ft x 10.92 Ft  
4pc Bathroom Measurements not available  
5pc Bathroom Measurements not available

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Listing Presented By:



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